

NOV 22 2010

**Department of Housing and
Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: County of Alameda

Mailing Address: 224 West Winton Avenue, Room 111, Hayward, CA 94544

Contact Person: Angela Robinson Piñon Title: Planner

Phone: (510) 67-6504 FAX: (510) 785-8793 E-mail: angela.robinsonpinon@acgov.org

Reporting Period by Calendar Year: from January 1, 2007 to December 31, 2009

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

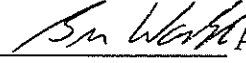
Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ENTERED
11/23/2010

ENTERED

REEL

IMAGE

 Approved as to Form
RICHARD WINNIE, County Counsel
By Brian Washington, deputy

**THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA,
STATE OF CALIFORNIA**

On motion of Supervisor - **Miley**

Seconded by Supervisor - **Lai-Bitker**

and approved by the following vote:

Ayes: **Supervisors Miley, Lai-Bitker and Haggerty - 3**

Noes: **Supervisor Steele - 1**

Excused or Absent: **Supervisor Carson - 1**

**THE FOLLOWING RESOLUTION WAS ADOPTED JULY 13, 2010:
NUMBER # R-2010-336**

APPROVE THE HOUSING ELEMENT ANNUAL REPORTS FOR 2007, 2008 AND 2009

WHEREAS the Alameda County Board of Supervisors did receive a request initiated by Alameda County Planning Department to approve the Housing Element Annual Reports for 2007, 2008 and 2009; and

WHEREAS this Board did hold a public hearing on said proposed reports at the hour of 2:00 PM on Tuesday the 13th day of July 2010, in the Board Chambers, County Administration Building, 1221 Oak Street, Oakland, for which notice was given as required by law and at which the Board took public testimony; and

WHEREAS this Board did review this report in accordance with the requirements of Government Code Section 65400(b)(1) which mandates that the County prepare an Annual Report on the status of the Housing Element of its General Plan and its progress in its implementation; and

WHEREAS providing a copy to the State Department of Housing and Community Development fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).; and

NOW THEREFORE BE IT RESOLVED that this Board of Supervisors hereby approves the Alameda County Housing Element Annual Reports for 2007, 2008, and 2009 and authorizes the transmittal of these documents to the State Department of Housing and Community Development and the Governor's Office of Planning and Research.

THE FOREGOING was **PASSED** and **ADOPTED** by a majority vote of the Alameda County Board of Supervisors this 13th day of, July 2010, to wit:

AYES: Supervisors Haggerty, Miley, & President Lai-Bitker – 3

NOES: Supervisor Steele - 1

EXCUSED: Supervisor Carson – 1



PRESIDENT, BOARD OF SUPERVISORS


File: 26437
Agenda No: 8
Document No: R-2010-336



I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Supervisors, Alameda County, State of California

ATTEST:
CRYSTAL HISHIDA GRAFF
Clerk, Board of Supervisors

By: _____


Deputy

ALAMEDA COUNTY BOARD OF SUPERVISORS

** MINUTE ORDER **

The following was action taken by the Board of Supervisors on July 13, 2010

Approved as Recommended ☒ Other ☐

Unanimous ☐ Carson ☒ Haggerty ☐ Miley ☐ Steele ☐ N Lai-Bitker ☐ - 4³
Vote Key: N=No; A=Abstain; X=Excused

Documents accompanying this matter:

☒ Resolution(s) R-2010-336
☐ Ordinance(s) _____
☐ Contract(s) _____

File No. 26437
Item No. 8

Document to be signed by Agency/Purchasing Agent

☐ Contract(s) _____

Copies sent to:

Maria Palmeri, QIC 50701

Special Notes:

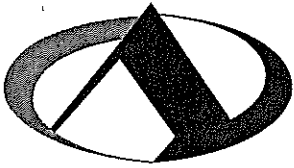


I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:

Crystal Hishida Graff, Clerk of the Board
Board of Supervisors

By: R. Caballero
Deputy



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

July 7, 2010

Agenda Item # 8
July 13, 2010

Chris Bazar
Agency Director

Albert Lopez
Planning Director

224
West Winton Ave.
Room 111

Hayward
California
94544

phone
510.670.5400
fax
510.785.8793

www.acgov.org/cda

Honorable Board of Supervisors
Administration Building
Oakland, California 94612

Dear Board Members:

SUBJECT: HOUSING ELEMENT ANNUAL REPORTS FOR 2007, 2008 AND 2009

RECOMMENDATION:

Approve the Housing Element Annual Reports for 2007, 2008 and 2009

BACKGROUND:

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400(b)(1), which mandates that the County prepare an Annual Report on the status of the Housing Element of its General Plan and its progress in its implementation. A copy of this Report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (State HCD). Providing a copy to State HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).

The attached report addresses the County's residential building activities in 2007, 2008 and 2009, its progress towards meeting its housing goals, and describes the implementation of its Housing Program as described in the adopted Housing Element. As the Element was not adopted until March 30, 2010, the County has prepared a retroactive analysis of its housing activities covering the time period January 1, 2007 (the beginning of the Housing Element planning period) through December 31, 2009; thus, bringing the County's reporting up to date.

Prior to submitting the Annual Report to the State, the local legislative body must consider the Report at a public meeting and provide the community with the opportunity to review the Report findings and to submit oral or written comments on the Report.

DISCUSSION:

Purpose of the Housing Element

On March 30, 2010 the Board of Supervisors unanimously adopted the Fourth Revision to the Alameda County Housing Element which covers the 2007-2014 time period. The Alameda County Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Alameda County. The provision of decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas of Alameda County is the primary focus of the Housing Element. Additionally, the Housing Element places special emphasis on certain segments of the population, such as the elderly, the disabled, single-parent households, extremely low income and the homeless, as these groups may have more difficulty in finding decent and affordable housing due to their special needs.

Regional Housing Needs Allocation (RHNA)

Housing element law requires all local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. In the Bay Area, the regional housing need is determined by the Association of Bay Area Governments (ABAG) through the Regional Housing Needs Assessment (RHNA) process.

The RHNA process specifies the number of housing units that must be accommodated in four income categories: very low, low, moderate, and above moderate. RHNA is not a production quota; however, the County is required through the Housing Element to ensure the availability of residential sites at adequate densities and appropriate development standards in the unincorporated areas to accommodate the RHNA over the planning period. For the 2007-2014 period, the County's RHNA is listed below.

Regional Housing Need Allocation (January 1, 2007 - June 30, 2014)

Very Low < 50% AMI	Low < 80% AMI	Moderate <120% AMI	Above Moderate >120% AMI	Total
536	340	400	891	2,167

AMI = Area Median Income

The table below provides a summary of the units constructed, permitted, or approved/ entitled, between January 1, 2007, and December 31, 2009 as compared to the RHNA goals assigned to unincorporated Alameda County over the 2007-2014 planning period. The data demonstrates that there have been 713 units of housing constructed or permitted. This number includes 219 units of housing affordable to low and very low income households that has been preserved and substantially rehabilitated. The number of additional dwelling units needed during the remaining period, January 1, 2010 – December 31, 2014, is 1,449, or roughly 67 percent of the RHNA allocation.

Units Completed/Permitted by Affordability Level 2007-2009

Building/Project Type	Total Units	Units by Income Level			
		Very Low	Low	Moderate	Above Moderate
Single Family Residences	207			53	144
Two – Four Unit Buildings	29			25	4
Affordable Housing	238	87	151		
Multifamily (5 or more units)	20			20	
Second Units/Mobilehomes	15		14	1	
Substantial Rehabilitation	219	134	85		
RHNA Credits	718	221	250	99	148
RHNA	2,167	536	340	400	891
Remaining RHNA	1,449	315	90	301	743

Source: ABAG, *Regional Housing Needs Assessment, 2007*; Alameda County Department of Public Works, Building Inspections Division for the number of dwelling units assumed to be constructed during the period January 1, 2007-December 31, 2009; Alameda County Community Development Agency affordable housing development completions, January 1, 2007-December 31, 2009. Income categories based on a household of four members and the area median income, which is annually revised according to the U.S. Dept. of Housing and Urban Development.

CONCLUSION:

The Annual Housing Element Progress Report provides information on the implementation status of the County's Housing Element. This report complies with the submission requirements of the State law and is consistent with the guidelines set forth by State HCD. The Planning Department will continue to keep track of the County's progress in implementing the major programs discussed in this report and in the Housing Element.

Very truly yours,

A handwritten signature in black ink, appearing to read "Chris Bazar", with a long horizontal flourish extending to the right.

Chris Bazar, Director
Community Development Agency

Attachment:

General Plan Annual Progress Report (2007-2009)

**REPORT TO
ALAMEDA COUNTY
BOARD OF SUPERVISORS
GENERAL PLAN ANNUAL PROGRESS REPORT
2007-2009**

PURPOSE OF REPORT

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400(b)(1), which mandates the County to prepare an annual report on the status of the General Plan and progress in its implementation. This report will cover the County's development related activities 2007-2009. A copy of this report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Providing a copy to HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).

BACKGROUND

According to the Governor's Office of Planning and Research, OPR does not require submission of a detailed progress report while a jurisdiction is in the process of comprehensively updating its general plan. In this case, OPR requests that the County provide a brief letter indicating that the comprehensive update is in progress with a brief description of the scope of work and an anticipated completion date. This report is intended to fulfill this requirement.

GENERAL PLAN STATUS

The Alameda County Planning Department serves the unincorporated area of Alameda County, an area of roughly 443 square miles. During the early 2000s, a review of the General Plan was commenced that led to the preparation of a multi-year work program to significantly redesign and update the General Plan by revising the underlying Area Plans which generally cover the western portion of unincorporated Alameda County and are not affected by the East County Area Plan as amended by Measure D, 2002. Measure D was a ballot initiative approved by the voters of Alameda County in 2000 that significantly revised the East County Area Plan and imposed and Urban Growth Boundary in Eastern Alameda County. Significant revisions or amendments to this plan would be subject to voter approval and thus the County is not seeking to revise that document at this time. These newly revised Area Plans are referred to as the Eden and Castro Valley Area Plans. The land development policies covering these areas have not had a comprehensive review since their adoption in the early 1980's.

The Department is currently in the process of updating the Alameda County General Plan in compliance with Government Code Sections 65300.7, 65301 and 65302. This multi-year planning effort is intended to reflect changing demographics, growth, and infrastructure conditions in the County. It includes a review of critical policy areas, and preparation of associated environmental reports in compliance with California Environmental Quality Act (CEQA) requirements.

The unincorporated area is a highly diverse and complex planning environment, necessitating a creative approach to planning. Consequently, the General Plan has several components to address the diverse needs of county residents and to address the full range of urban, suburban and rural land use issues facing the County. One way the General Plan will address complex countywide issues is to encourage infill development in existing urban areas near existing transportation infrastructure via the County's Density Bonus Ordinance and Density Variable Zoning District. By promoting infill development the County wishes to protect open space, by reducing the impacts of sprawl, and to reduce Greenhouse gas emissions by single occupant vehicles.

The following sections describe the County's progress on updating its General Plan:

Housing Element Update (2009-2014)

The Board of Supervisors adopted a comprehensive revision to the Housing Element on March 30, 2010. The adopted element was sent to the State Department of Housing and Community Development (State HCD) for review and certification in April 2010. A response is expected from State HCD no later than July 2010. For the period ending December 31, 2009, the County was still engaged in the preparation of the draft Element and its Negative Declaration, what follows is a discussion of the County's efforts in 2009.

The Housing Element update began in January 2009 with the creation of a Housing Element project team consisting of staff from the Community Development Agency's Planning and Housing and Community Development Departments. At its January 20, 2009 meeting the Planning Commission created a Housing Element Subcommittee to oversee the drafting of the Housing Element update and to guide the preparation of the document. A webpage was created (www.acgov.org/cda/planning/heu.htm) to inform the community about the Housing Element Update, provide notice of public meetings, and to afford access to pertinent documents. As of December 31, 2009 there were a total of 13 public meetings held to seek input from various community groups, the Planning Commission, and the Board of Supervisors in order to develop the Housing Element Update.

A first draft of the Housing Element was prepared in July 2009, and sent to State HCD for comment. Based upon their recommendations, staff prepared a second draft dated October 23, 2009 and released its companion Initial Study and Negative Declaration (IS/ND). As required under CEQA, staff compiled responses pertaining to the Initial Study and responded to them in a revised IS/ND dated December 2, 2009.

Eden Area General Plan

For the period beginning January 1, 2007 and ending December 31, 2009, the County was still engaged in the preparation of the draft Plan and its Environmental Impact Report. The following paragraphs summarize the development of the Eden Area General Plan through December 31, 2009.

In October 2002, the Planning Department launched an update of the Eden Area General Plan. This Plan was last updated in 1983, with Board amendments in 1995 to reflect the annexation of Happyland into the City of Hayward. Eden sub-areas included in the 1995 amended Plan are

Hillcrest Knolls, Ashland, San Lorenzo, Cherryland, Hayward Acres, and Mt. Eden. (Note: Fairview is included in the Eden Area General Plan area but is not part of this analysis since a Specific Plan for the area was completed in 1997). The Eden Area General Plan Environmental Impact Report (EIR) was initiated in 2004 and includes analysis of the potential environmental impacts of the General Plan at build-out.

During the many years of this General Plan Update process there have been ten public workshops, and two prior publications of the Eden Area General Plan and EIR. The first Draft of the General Plan was published on October 14, 2005 and circulated for public review. The Draft Environmental Impact Report (DEIR) was first published on September 15, 2006 and circulated for public review.

Subsequent versions of the Draft Final General Plan and Draft Final EIR, both published on March 26, 2007, were revised to incorporate comments made during the public review period for both documents. After release of this version, the planning area boundary changed in response to community concerns raised during the public review process. The new planning boundary for the Eden Area includes the communities of Ashland, Cherryland, Hayward Acres and San Lorenzo. The communities of Hillcrest Knolls, El Portal Ridge, and the Fairmont Campus of Alameda County were reassigned to the Castro Valley Planning Area.

The 2007 versions of the General Plan and EIR were further revised in response to new state law related to Greenhouse Gas (GHG) emissions analysis requirements. Both documents include a discussion and analysis of GHG emissions that would occur at buildout of the Plan. This analysis was completed for both documents, and both were circulated for the required public review period.

The most current versions of the General Plan Update (September 21, 2009) and Revised Final EIR (December 7, 2009) for the Eden Area have been circulated for public review. All Plan documents can be viewed at www.edenplan.net.

Castro Valley Area General Plan

A draft of the plan was released in January 2007 with the Environmental Impact report (EIR) following in April 2007. During that time several residents expressed concern over the Castro Valley General Plan Boundary. After much discussion, the Board of Supervisors acted in July 2008 to expand the planning area boundary to include El Portal Ridge, Fairmont and Hillcrest Knolls neighborhoods. Staff has been meeting internally and with community members on how best to move forward towards completion of the plan and the EIR. A community meeting was held on February 17, 2009 to provide an update on the projects progress. A copy of that presentation is provided as Appendix B.

Community Climate Action Plan

The Community Climate Action Plan is a proposed amendment to the County's General Plan that will address the County's goals to reduce greenhouse gas emissions and vehicle miles traveled in accordance with Assembly Bill 32 and Senate Bill 375. Since August 2009, County staff and consultants have been working to draft this document for the unincorporated areas of Alameda County. These communities include Ashland, Castro Valley, Cherryland, Fairview,

Hayward Acres, San Lorenzo, Sunol, and Rural East County, a draft of the plan was released in 2010.

Countywide Elements of the General Plan

The Department will revise and the remainder of the countywide chapters into the following elements: Recreation, Open Space and Agriculture; Noise and Safety. All State-required components of a general plan will either be included in these elements or adopted by reference. In addition to those elements required by the State, in 2009 the County committed to producing a Community Health Element to the general plan to reinforce the link between the built environment and individual and community well-being.

Revisions to Specific Plans

In 2009 the County began a community engagement process for the South Livermore Valley Area Plan (SLVAP). The South Livermore Valley is the largest wine-growing region in Alameda County. The South Livermore Valley Area Plan was adopted in 1993 to ensure an orderly development of the area. As the area's wine industry has matured, the need to review existing policies, to plan for future growth and address issues has become paramount.

Other Revisions to the General Plan

In 2008 the County amended the East County Area Plan (ECAP) to include the "Sunol Downtown" general plan designation would allow Low Density Residential (single-family residential would be allowed by right) development as defined in ECAP. At this time, the County also added the "Downtown Sunol" district to its Zoning Ordinance. The purpose of these actions was to address a technical issue with ECAP, in that it failed to account for existing development in the Sunol area that existed prior to the adoption of ECAP. Under this revised policy, the following uses could be allowed via the conditional use permit process: residential development up to a maximum density of 5.5 units per acre; a variety of office uses; and neighborhood and retail commercial uses (as defined in the SD District of the Ordinance). Residential and commercial uses could be combined on one parcel. A copy of the Downtown Sunol District has been included as Appendix A.

HOUSING ELEMENT IMPLEMENTATION

The Housing Element contains a broad array of programs with specific time frames for implementation. Many programs are implemented by other agencies; therefore, the actual program work may vary from the original target completion dates. Appendix C summarizes the County's housing program implementation for the 2007-2009 time period.

HOUSING ELEMENT REPORTING REQUIREMENTS

Reporting Overview

The County is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD's housing element guidelines in reporting the County's progress toward meeting regional housing needs.

The Association of Bay Area Governments (ABAG) has determined that total housing construction need for the unincorporated area of Alameda County is 2,167 housing units for the current planning period of 2007-2014, an annual average of 310 units. This level of construction is deemed necessary by the State to meet both the housing needs of projected growth during the period, and to make up for current housing deficiencies of existing residents. This housing need is further segmented into four broad income categories: Very-low income (536 units), low income (340 units), moderate income (400 units), and above-moderate income (891 units).

During the past three years, from January 1, 2007 to December 31, 2009, the Department of Public Works (DPW), Building Inspections Division (BID) issued building permits for 729 dwelling units. A summary of residential building permits issued during January 1, 2007-December 31, 2009 is included as Appendix D. These units have the following income distribution: 87 very low income units, 167 low income units, 78 moderate income units, and 168 above moderate income units.

Table 1 identifies the housing units for which permits were issued or were otherwise completed from January 1, 2007 through December 31, 2009, as compared to the unincorporated County's share of regional housing needs by income level for the Housing Element period. According to the table, the number of additional dwelling units needed during the remaining period January 1, 2010 – December 31, 2014 is 1,449, or roughly 67 percent of the RHNA allocation.

Table 1- Units Completed/Permitted by Affordability Level 2007-2009

Building/Project Type	Total Units	Units by Income Level			
		Very Low	Low	Moderate	Above Moderate
Single Family Residences	207			53	144
Two – Four Unit Buildings	29			25	4
Affordable Housing	238	87	151		
Multifamily (5 or more units)	20			20	
Second Units/Mobilehomes	15		14	1	
Substantial Rehabilitation	219	134	85		
RHNA Credits	718	221	250	99	148
RHNA	2,167	536	340	400	891
Remaining RHNA	1,449	315	90	301	743

Source: ABAG, *Regional Housing Needs Assessment, 2007*; Alameda County Department of Public Works, Building Inspections Division for the number of dwelling units assumed to be constructed during the period January 1, 2007-December 31, 2009; Alameda County Community Development Agency affordable housing development completions, January 1, 2007-December 31, 2009. Income categories based on a household of four members and the area median income, which is annually revised according to the U.S. Dept. of Housing and Urban Development.

Moderate Income Determination

Sales data from the Alameda County Assessor's office for the period of January 1, 2007 through July 1, 2009 indicates that the median price of new residential dwelling in the urban unincorporated areas is \$365,000. A home with a \$365,000 price may be affordable to moderate income household (up to 120% if the area median income) of four earning \$103,300.¹ A housing

¹ Income data is from HUD for the Oakland-Fremont Metropolitan Area (2009).

expense is generally considered affordable when more than 30 percent of a household's gross income is used for housing.² Contained within Appendix E are the income limits calculated annually by the Department of Housing and Urban Development (HUD). These income limits are also used by the County to determine housing affordability. The mortgage for a \$365,000 home financed over 30 years at 6 percent interest with a down payment of 10% would cost \$1,969.52 per month.³ On average property taxes, private mortgage insurance, homeowner's insurance, and maintenance adds approximately one-fourth of the mortgage expense, which in this case would add \$490.63 to the total housing expense. So the total housing cost could be estimated at \$2,460.15. For a household of four earning \$103,300 a year, 30 percent of their gross monthly income would be \$2,582.50, thus a median priced home may be affordable to a moderate income household. The County has chosen to use this analysis as the basis for its estimates of the affordability of dwelling units within the unincorporated area and has attributed a third of market rate units to the moderate income category.

Affordable Housing Developments

The Alameda County Redevelopment Agency and Department of Housing and Community Development provide financial support to several affordable housing developments within the unincorporated areas. In 2007, the County partnered with Mercy Housing for the funding and development of Kent Gardens, an 84 unit apartment complex for very-low income seniors. These affordability covenants limit rentals to low and very low income households for 55 years. In addition, Redevelopment has supported the construction of 30 units of housing during the housing element planning period of which 6 units must be affordable to low or very low income households. The County also helped to finance the development of the Hayward Village Senior Apartments, a 151 unit development that is affordable to seniors who earn up to 80% of the area's median income.

Second Unit/ Mobilehome Construction

Sixteen secondary units and mobile homes have already been permitted or constructed during this time period. Due to their costs to develop, and small size relative to other types of projects, staff has determined that these projects may be affordable to lower income households. Although it is not required that these units be rented, these secondary units are similar in size to studio or one bedroom apartments. Current market rent for studio and one bedroom apartments in the area are \$1,000 or less.⁴ In addition, mobilehomes have long served as a source of affordable housing particularly for those in the agricultural community. These units are also likely to be affordable to low income households.

Substantial Rehabilitation, Conversion, and Preservation of Affordable Housing Stock

In 2008, the County partnered with non-profit developer Eden Housing, Inc. for the substantial rehabilitation 142 units in the Ashland Village Apartment Complex. The complex had been in danger of losing its affordability covenants. Eden Housing has agreed to restrict 142 units at levels affordable to low and very low income households for 55 years. The County partnered

² This definition of affordable housing was provided in the California Department of Housing and Community Development publication, Building Blocks for Effective Housing Elements: Housing Needs-Overpayments and Overcrowding.

³ Staff used the mortgage calculator available at Bankrate.com

⁴ craigslist.org, March 30, 2009

with a private entity, Dawson Holdings, Inc. to acquire and to substantially rehabilitate the 114 unit Sienna Point/Park Hill apartment complex in 2007. The units are restricted to very-low and low income households for a 55 year period.

As provided in Government Code Section 65583(c)(1), in addition to identifying vacant or underutilized land resources, local governments can meet up to 25 percent of the site requirement to provide adequate sites by making available affordable units through rehabilitation, conversion, and/or preservation. At 256 housing units, the County's efforts exceed the maximum credit allowed under this statute. In accordance with this provision the County will credit 219 units (25% of its low and very low income RHNA allocation) towards meeting its 2007-2014 RHNA goals.

SUMMARY

The annual report provides information on the status of the County's General Plan and progress toward its implementation. This report also complies with the requirements of State law regarding the preparation and submission of General Plan annual reports. The Planning Department will keep you informed in the upcoming months of the County's progress in implementing the major programs discussed in this report.

Enclosures:

Appendix A: Downtown Sunol Ordinance

Appendix B: February 17, 2009 Presentation on the draft Castro Valley Area General Plan

Appendix C: Housing Programs Progress Report (2007-2009)

Appendix D: Building Data 2007, 2008, and 2009

Appendix E: HUD Income Limits 2007, 2008 and 2009

APPENDIX A: DOWNTOWN SUNOL ORDINANCE

**AN ORDINANCE ADDING CHAPTER 17.17 TO TITLE 17 OF THE ORDINANCE
CODE OF THE COUNTY OF ALAMEDA ESTABLISHING A ZONING DISTRICT FOR
THE DOWNTOWN SUNOL AREA**

The Board of Supervisors of the County of Alameda ordains as follows:

SECTION I

Chapter 17.17 is added to Title 17 of the Ordinance Code of the County of Alameda to read as follows:

Chapter 17.17

SD DISTRICT

Sections:

- 17.17.010 Suñol Downtown District-Intent
- 17.17.020 Site development review – When required
- 17.17.030 Permitted uses
- 17.17.040 Conditional Uses – Board of Zoning Adjustments
- 17.17.050 Number of Dwelling Units
- 17.17.060 Building Site
- 17.17.070 Yards
- 17.17.080 Height of buildings
- 17.17.090 Other regulations

- 17.17.010 **Suñol Downtown District-Intent**
The intent of the Suñol Downtown District, hereinafter designated as SD District, is to implement the provisions of the East County Area Plan to regulate and control development of combined residential and commercial uses on a building site within the downtown area of the community of Suñol so as maintain the economic viability of such uses to the greatest extent possible consistent with provisions of the East County Area Plan. The District is established to recognize the existence of established residential and commercial uses that have coexisted in the same neighborhood for many years and form a cohesive neighborhood of buildings that have had a history of mixed residential and commercial retail or small manufacturing uses, and the existence of buildings that may be historically significant.

- 17.17.020 **Site development review – When required**
Any structure one thousand (1,000) square feet or more or any construction aggregating one thousand (1,000) square feet or more, including reconstruction of damaged or destroyed structures, shall be subject to Site Development Review pursuant to Section 17.54.220. Where a Conditional Use Permit or Variance is also required, the decision making body for said Site Development Review shall be the Planning Commission, and the Planning Commission shall be the decision making body for the Variance. All Site Development Reviews shall go before the Sunol Citizens Advisory Committee or its successor body, as an advisory

body to either the Planning Director or the Planning Commission, and approval shall be subject to making the findings outlined in Section 17.17.040 below.

17.17.030 Permitted uses

The following principal uses are permitted in any SD District:

- A. Any principal use permitted in the R-1-B-40 District, Section 17.08.030 and Chapter 17.22, subject to the provisions of that District, except as may be modified by the provisions of this Chapter;

17.17.040 Conditional Uses – Planning Commission

In addition to the uses listed in Sections 17.52.480 and 17.52.580, the following are Conditional Uses in an SD District and may be permitted or expanded if approved by the Planning Commission as provided in Section 17.54.135 and 17.19.010:

- A. Any other uses listed as conditional in the R-1 District, Sections 17.08.040; subject to the provisions of that District.
- B. Alcohol Outlet
- C. Animal hospital
- D. Bank or lending institution
- E. Barber shop/beauty parlor
- F. Bed and breakfast establishment as defined in §17.30.170.F.2.a
- G. Blue print/copying
- H. Church
- I. Dental laboratory
- J. Events center
- K. Hotel, motel
- L. Indoor recreation facility
- M. Library
- N. Medical clinic
- O. Nursery
- P. Office
- Q. Parking lot
- R. Pharmacy
- S. Private clubhouse
- T. Public utility substation
- U. Repair shop
- V. Restaurant
- W. Retail store
- X. Service station Type A
- Y. Tailor
- Z. Tavern
- AA. Theater
- BB. On any parcel that meets the minimum building site requirement for this district and has frontage on a County road, residential units, up to a maximum density of one unit per each 8,000 square feet of lot area of the residential portion of the building site, disregarding any fraction, subject to design review by the Planning Commission as part of its review of the Conditional Use Permit to ensure consistency with the historic, architectural, and visual context of the Downtown Suñol Plan area. For purposes of this section, the residential portion of the building site shall be that part

of the building site not occupied by commercial uses, including accessory uses such as storage or parking.

In addition to the findings required under §17.54.135, the Planning Commission shall not approve a Conditional Use in the SD District unless it finds that the use (A) will have no growth inducing impacts on the community; (B) is consistent with the septic tank standards and policies of the Alameda County Environmental Health Department and Alameda County Flood Control and Water Conservation District Zone 7; (C) will have no impacts on the existing road system; (D) is consistent with the policies of the East County Area Plan as amended; (E) the design of the project is consistent with the historic, architectural, and visual context of the Downtown Sunol Plan area; and (F) has been reviewed by the Sunol Citizens Advisory Committee or its successor body. For commercial uses the Planning Commission shall make the additional finding that: (G) the number of parcels with commercial uses on them is no greater than fifty percent (50%) of the total parcels in the Downtown Sunol District. For additional residential units under BB. above, the Planning Commission shall make the following additional findings: (G) the Alameda County Environmental Health Department has provided a letter stating that the proposed total number of bedrooms in the project can be supported by an on-site septic system.

17.17.050

Number of Dwelling Units

Except for units allowed under Section 17.17.040.BB above, the number of dwelling units permitted on a building site in an SD District shall not exceed the number obtained by dividing the area in square feet of the residential portion of the building site by 40,000 square feet, disregarding any fraction. For purposes of this section, the residential portion of the building site shall be that part of the building site not occupied by commercial uses, including accessory uses such as storage or parking.

17.17.060

Building Site

Except for uses on lots legally created prior to [effective date of the ordinance], every use in an SD District shall be on a building site having a median lot width not less than fifty (50) feet, an area not less than forty thousand (40,000) square feet, and frontage on a County road. A corner building site shall have a median lot width of not less than sixty (60) feet

17.17.070

Yards – Commercial Development

The yard requirements for commercial development in SD Districts shall be as follows, subject to the general provisions of Section 17.52.330:

- A. Depth of front yard: none except when the frontage of the abutting lot is in residential use, there shall be a front yard having a depth not less than 10 feet.
- B. Depth of rear yard: none except when the rear of the abutting lot is in residential use, there shall be a rear yard having a depth not less than 10 feet.
- C. Width of side yard: none, except that where the abutting lot at the side is in residential use, there shall be side yard having a width not less than 5 feet.

17.17.080

Height of buildings

- A. No dwelling shall have a height of more than two stories, except as provided by Sections 17.52.090 and 17.08.100, nor shall any building or dwelling have a height in excess of twenty-five (25) feet except as provided by Section 17.52.090.
- B. No commercial structure shall have a height in excess of thirty-five (35) feet except as provided by Section 17.52.090.

17.17.090

Other regulations

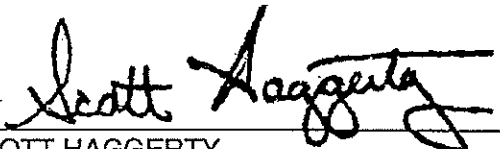
Both residential and commercial uses are permitted on the same building site. Where this occurs, the residential uses must meet the standards set out in this chapter for residential uses and the commercial uses must meet the standards set out in this chapter for commercial uses. Unless otherwise specified in this Chapter, commercial uses shall conform to the development standards of Chapter 17.38 C-1 Districts or as the Planning Commission may modify them to be more restrictive.

SECTION II

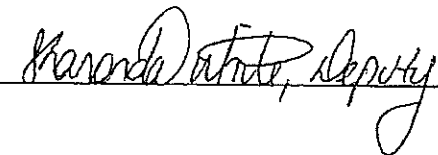
This ordinance shall take effect and be in force thirty (30) days from and after the date of passage and before the expiration of fifteen days after its passage it shall be published once with the names of the members voting for and against the same in the Inter-City Express, a newspaper published in the County of Alameda.

Adopted by the Board of Supervisors of the County of Alameda, State of California, on July 22, 2008 by the following called vote:

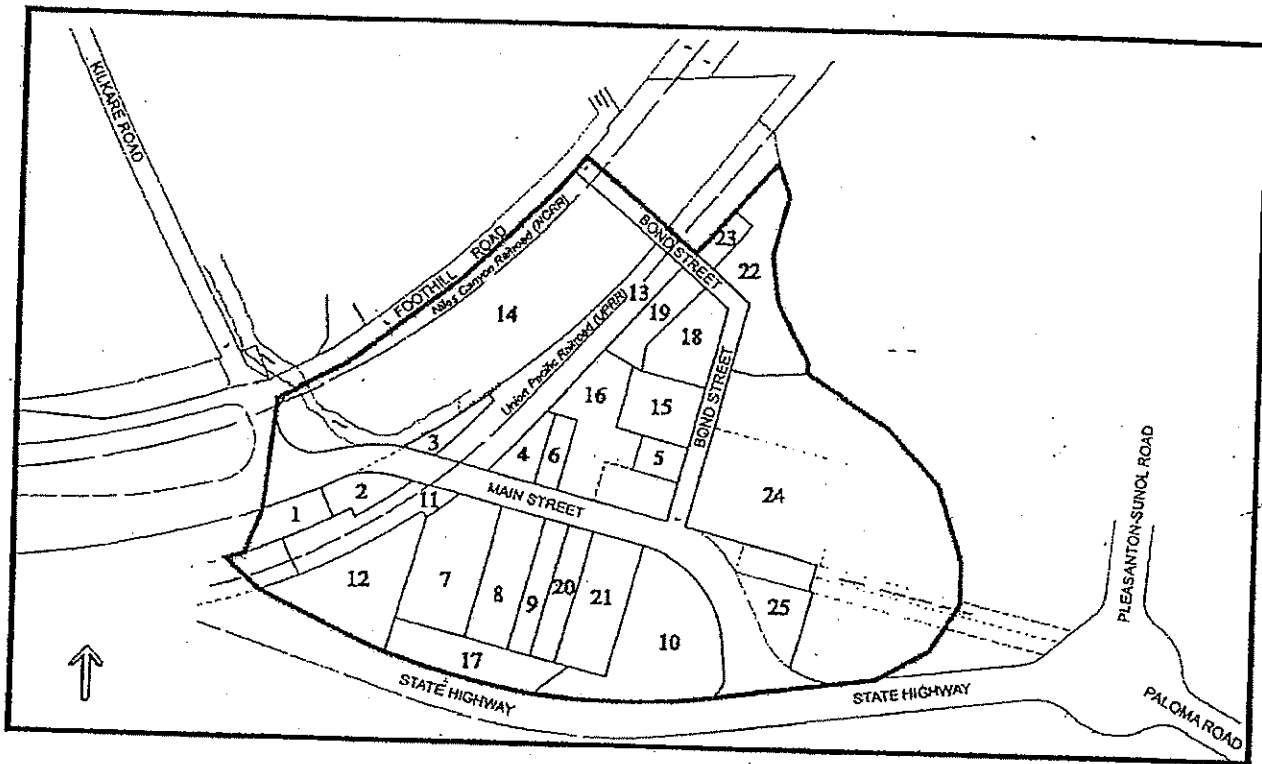
AYES: 5
NOES:
EXCUSED:


SCOTT HAGGERTY
President of the Board of Supervisors
County of Alameda, State of California

ATTEST: CRYSTAL K. HISHIDA, Clerk
of the Board of Supervisors, County of Alameda

By 
Maranda D. Hite, Deputy

ATTACHMENT A PROJECT AREA



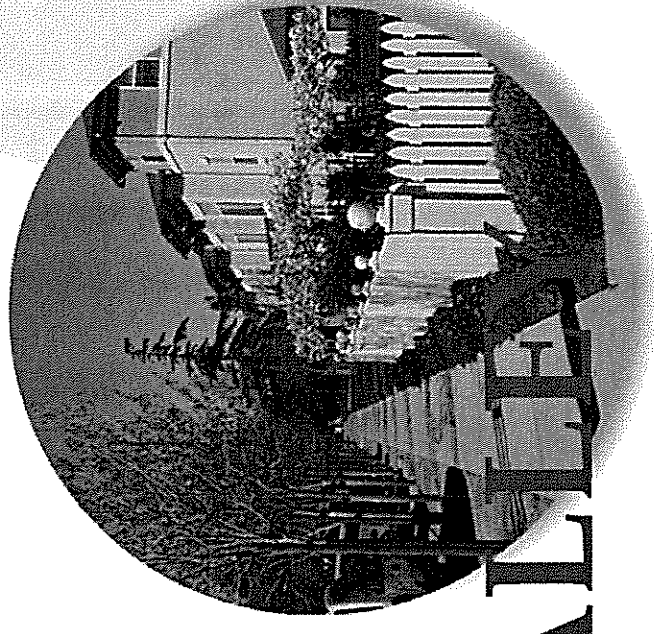
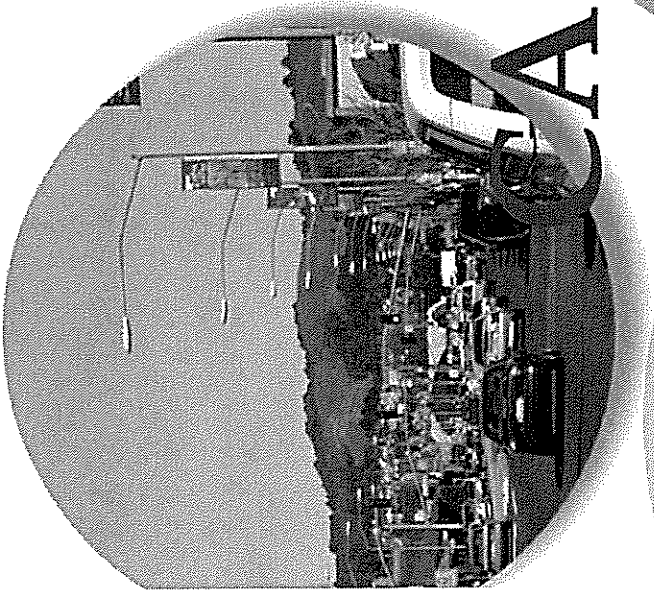
ASSESSOR'S PARCEL NUMBERS

1	96-0140-002-01	10	96-0140-015-00	19	96-0140-023-00
2	96-0140-003-03	11	96-0140-016-01	20	96-0140-024-00
3	96-0140-004-00	12	96-0140-016-03	21	96-0140-025-00
4	96-0140-007-02	13	96-0140-017-00	22	96-0155-001-00
5	96-0140-008-00	14	96-0140-018-00	23	96-0155-003-02
6	96-0140-010-00	15	96-0140-019-00	24	96-0155-004-01
7	96-0140-011-00	16	96-0140-020-00	25	96-0155-005-00
8	96-0140-012-00	17	96-0140-021-02		
9	96-0140-013-00	18	96-0140-022-00		

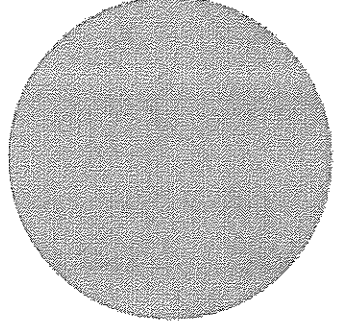
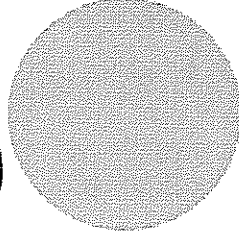
ATTACHMENT 2
PROPOSED GENERAL PLAN LANGUAGE

Sunol Downtown: allows Low Density Residential (single-family residential would be allowed by right) development as defined in this Plan; Medium Density Residential as defined in this Plan except that the maximum density shall be 5.5 units to the acre; as well as a variety of offices; and neighborhood and retail commercial uses (as defined in the SD District of the Ordinance) through the Conditional Use Permit process. Uses may be combined on one parcel, and current land uses may be changed within the parameters of this designation. *This designation allows a maximum building intensity of .1 FAR (including both commercial and residential buildings) on parcels on which commercial uses are located. Existing residential buildings may be converted to commercial uses on parcels where existing development exceeds .1 FAR if all other requirements for commercial development can be met.*

**APPENDIX B: FEBRUARY 17, 2009 PRESENTATION ON THE DRAFT CASTRO
VALLEY AREA GENERAL PLAN**



CASTRO VALLEY EXPANDED PLANNING AREA



**Castro Valley General Plan
Public Workshop**

Background: Castro Valley General Plan

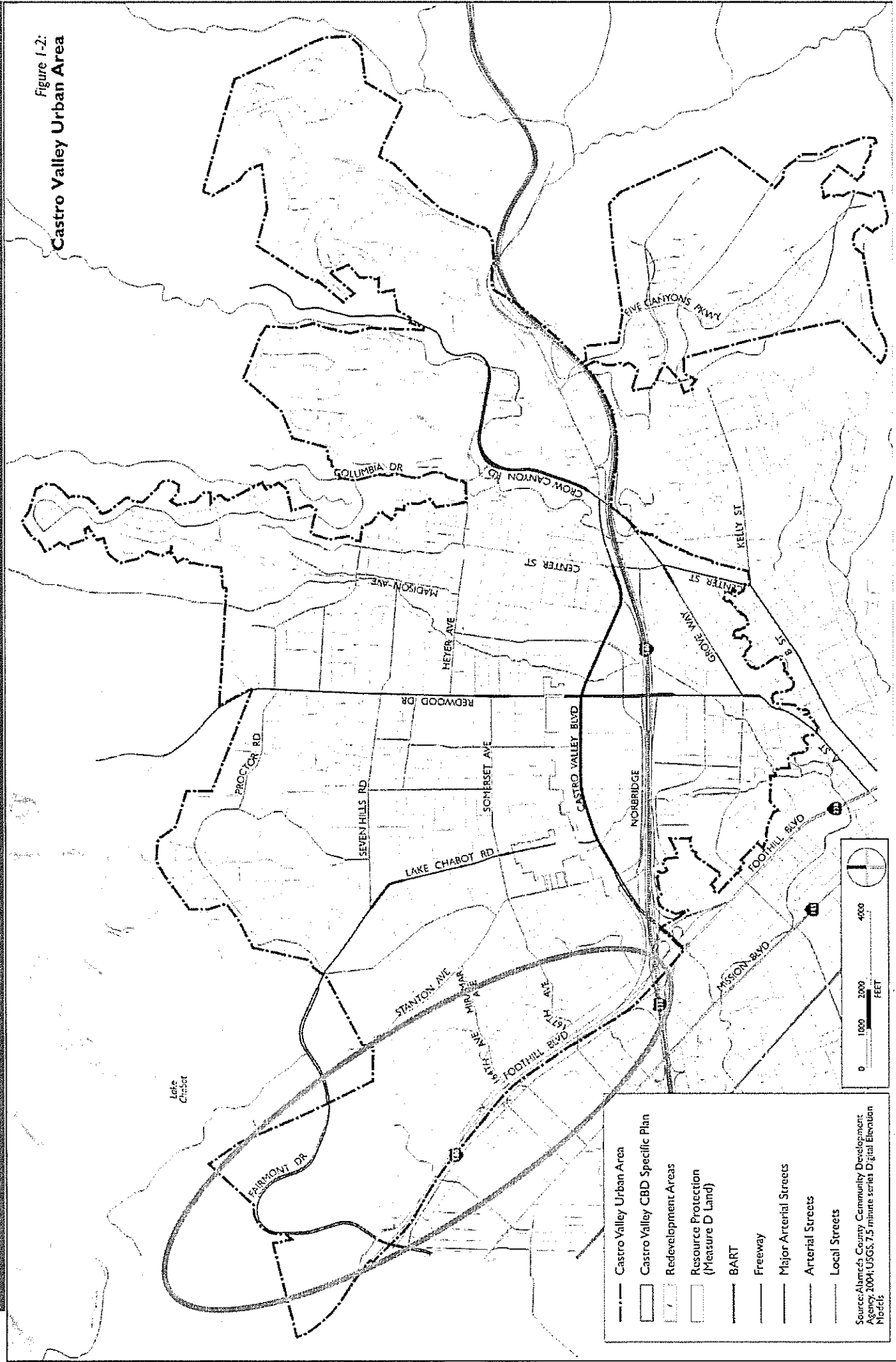
- Summer 2004 Kick-Off
 - 6 Public Workshops
 - 6 Castro Valley Municipal Advisory Council (MAC) Meetings
 - Draft Castro Valley General Plan
 - Draft Environmental Impact Report
 - Draft Eden General Plan and Environmental Impact Report
 - Board of Supervisors Meetings – June 2007
-
- Expanded Planning Boundary for Castro Valley

Agenda for Tonight's Meeting

- Expanded Planning Area
- Key Policies and Initiatives from the January 2007 Draft General Plan
- Breakout Discussion:
 - *Goals and Issues for the Expanded Planning Area*
 - *Priorities*
- Next Steps

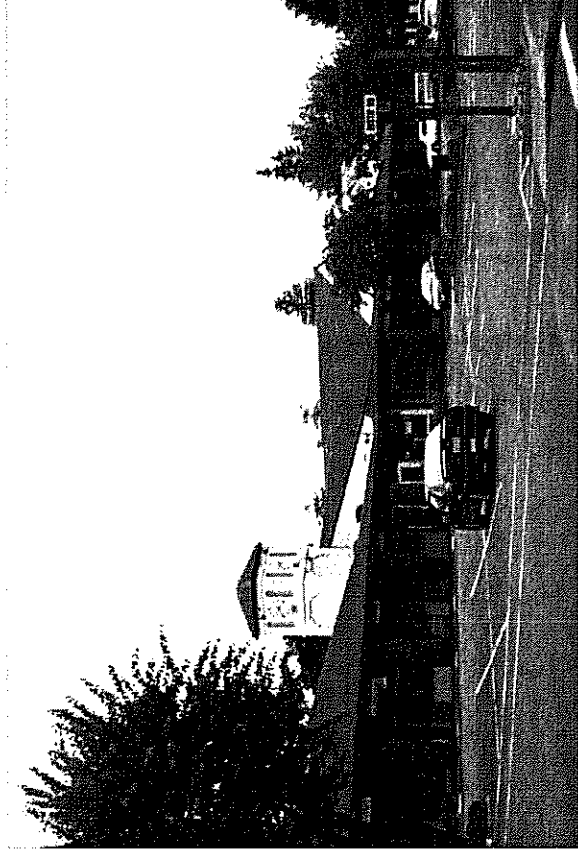
Expanded Planning Area

Figure 1-2:
Castro Valley Urban Area



Overall Vision for Castro Valley 2025

- Downtown has places to eat and shop
- Castro Valley a Beautiful Boulevard
- Impacts of regional traffic and freeway reduced
- Still affordable relative inner Bay Area
- Additional housing without changing the character of the area
- Livability Principles made real



Overall Vision for Castro Valley 2025

- A walkable town center
- Rural character
- Good place to raise a family
- Activities for adults too
- Views to the hills and canyon lands; creeks protected
- Streets are safe

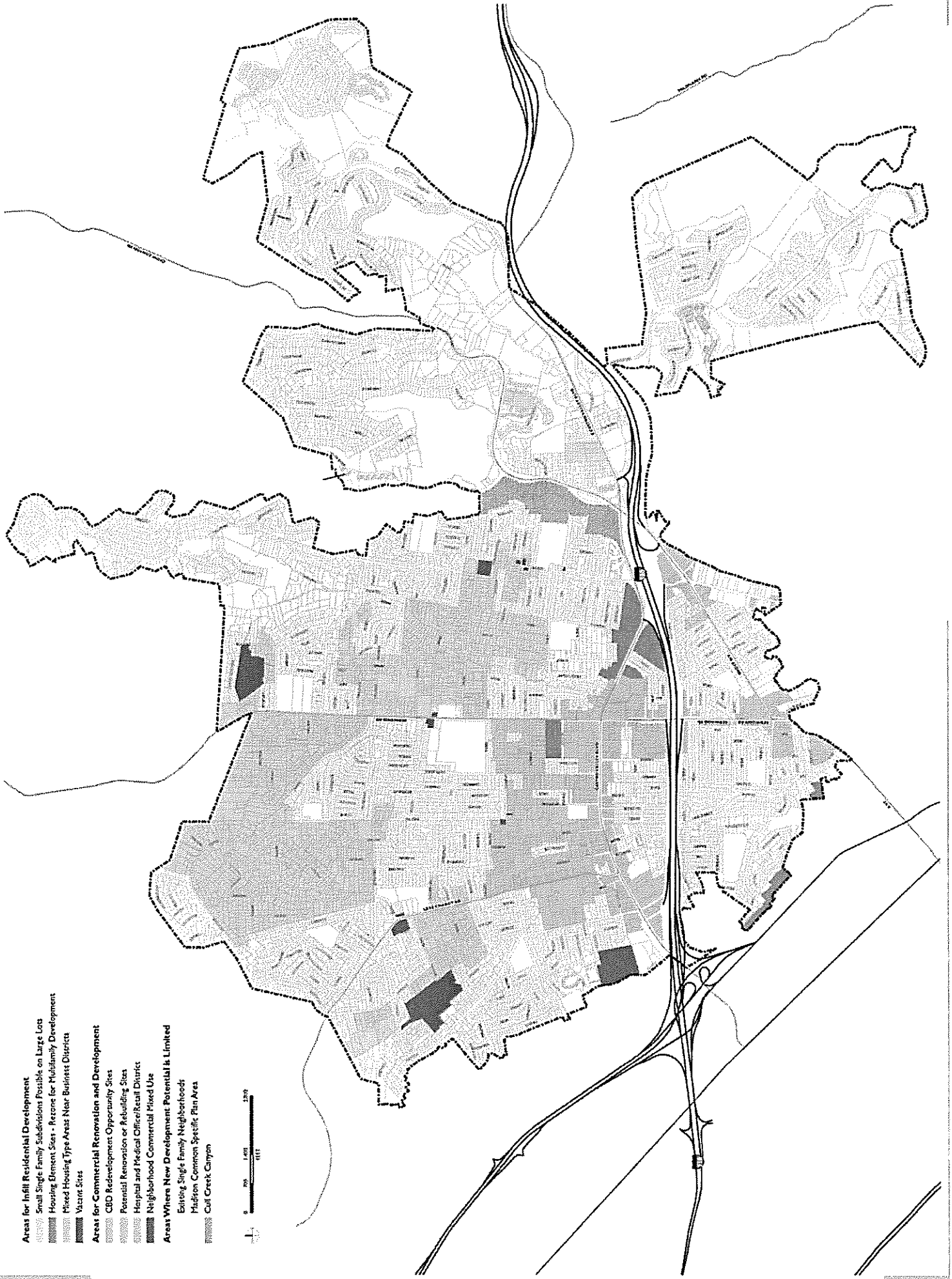
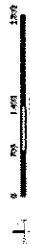


Top Ten Priorities for Castro Valley

1. Castro Valley Streetscape Improvements.
2. Highly Visible Hillside or Canyon Sites Preserved as Open Space.
3. Enforcement of Zoning and Design Review Regulations, as well as property maintenance requirements.
4. Billboards Eliminated through Buyouts.
5. Neighborhood Commercial Center Sites at Heyer/Center and Lake Chabot Road/Seven Hills Renovated and/or Redeveloped with Mixed Use.
6. Commercial Façade Improvement Program.
7. Revised Subdivision Standards – Lot Size, Private Streets, Landscaping, etc.
8. Residential Design Standards and/or Guidelines.
9. Commercial Design Review Standards and/or Guidelines.
10. New Neighborhood Park in the western area of Castro Valley, and/or in other areas.

OVERALL COMMUNITY DEVELOPMENT STRATEGY

- Areas for Infill Residential Development**
 - Small Single Family Subdivisions Possible on Large Lots
 - Housing Element Sites - Rezone for Medium Density Development
 - Mixed Housing Type Areas Near Business Districts
 - Vacant Sites
- Areas for Commercial Renovation and Development**
 - CBD Redevelopment Opportunity Sites
 - Potential Renovation or Rebuilding Sites
 - Hospital and Medical Office/Retail District
 - Neighborhood Commercial Mixed Use
- Areas Where New Development Potential is Limited**
 - Existing Single Family Neighborhoods
 - Madison Common Specific Plan Area
 - Cul Creek Canyon

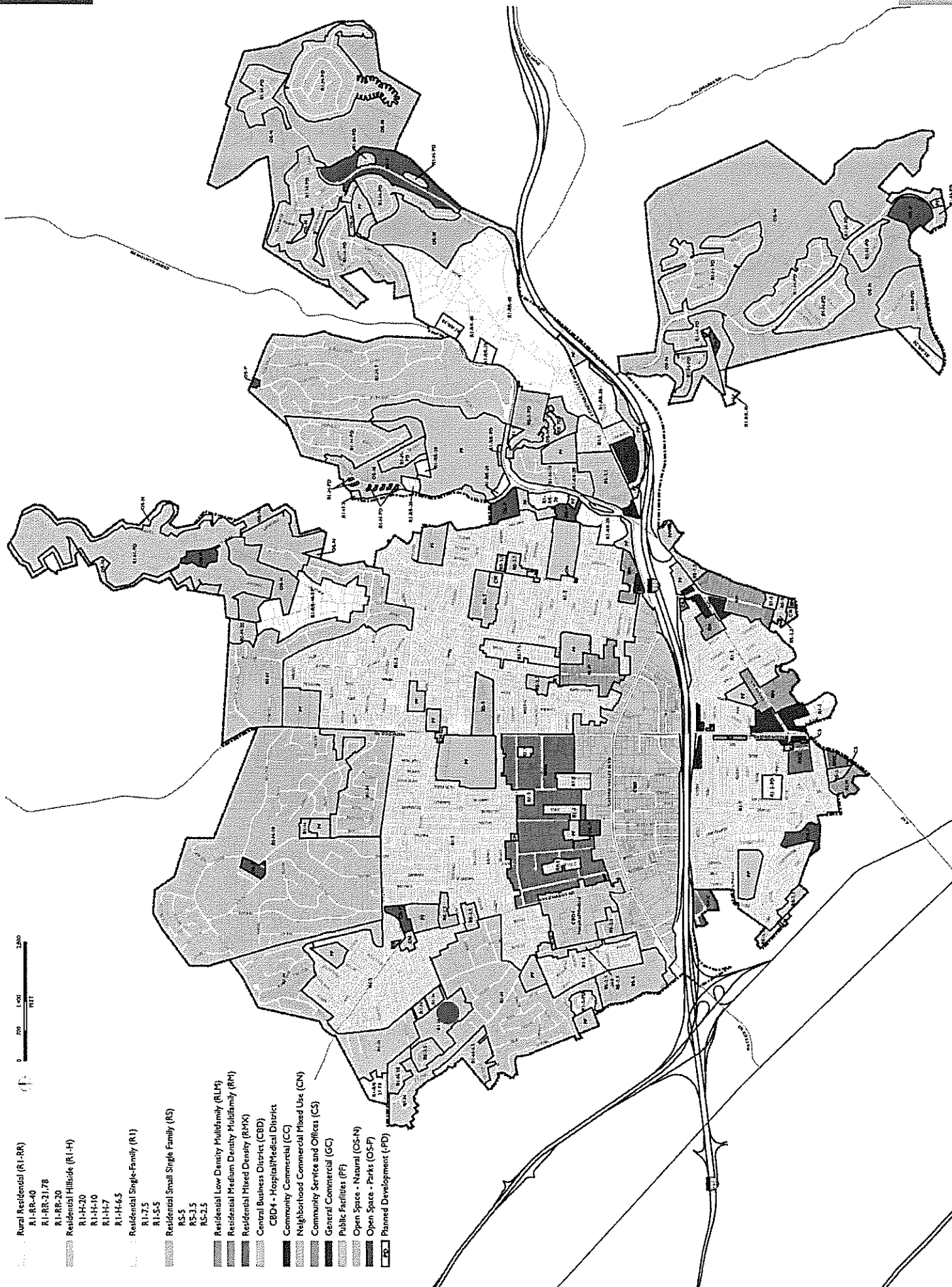


CASTRO VALLEY PROPOSED GENERAL PLAN LAND USE



- Rural Residential (R1-RR)
- R1-RR-40
- R1-RR-21.78
- R1-RR-20
- Residential Hillside (RH-H)
- RH-H-20
- RH-H-10
- RH-H-7
- RH-H-6.5
- Residential Single-Family (R1)
- R1-2.5
- R1-5.5
- Residential Small Single Family (RS)
- RS-5
- RS-3.5
- RS-2.5

- Residential Low Density Multifamily (RLM)
- Residential Medium Density Multifamily (RM)
- Residential Mixed Density (RMY)
- Central Business Districts (CBD)
- CBD4 - Hospital/Medical District
- Community Commercial (CC)
- Neighborhood Commercial Mixed Use (CN)
- Community Service and Office (CS)
- General Commercial (GC)
- Public Facilities (PF)
- Open Space - Natural (OS-N)
- Open Space - Parks (OS-P)
- Planned Development (PD)



Discussion Tonight: Draft Castro Valley General Plan and Focus on the Expanded Planning Area

Review Policies of the Draft Castro Valley General Plan

- Are there any you all strongly disagree with?
- What are the key policies that would affect the Expanded Planning Area?

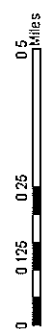
Expanded Planning Area:

Discussion Questions

- What you like and want to preserve
- Issues of concern
- What you would like to change
- Priorities



**Castro Valley Expanded Planning Area
Existing Zoning Districts**



Expanded Planning Area: Existing Land Use

Castro Valley Expanded Planning Area Existing Land Use

- Residential 0-4 du/acre
- Residential 4-8 du/acre
- Residential 8-12 du/acre
- Residential 12-17 du/acre
- Residential 17-22 du/acre
- Residential 22-29 du/acre
- Residential 29+ du/acre
- Mobile Homes
- General Commercial
- Retail Commercial
- Assessive Commercial
- Mixed Use
- Office
- Medical Dental
- Public/Institutional
- Park/Open Space
- Other/Unclassified
- Vacant
- Planning Boundary
- BART
- Freeway
- Arterial Streets
- Local Streets

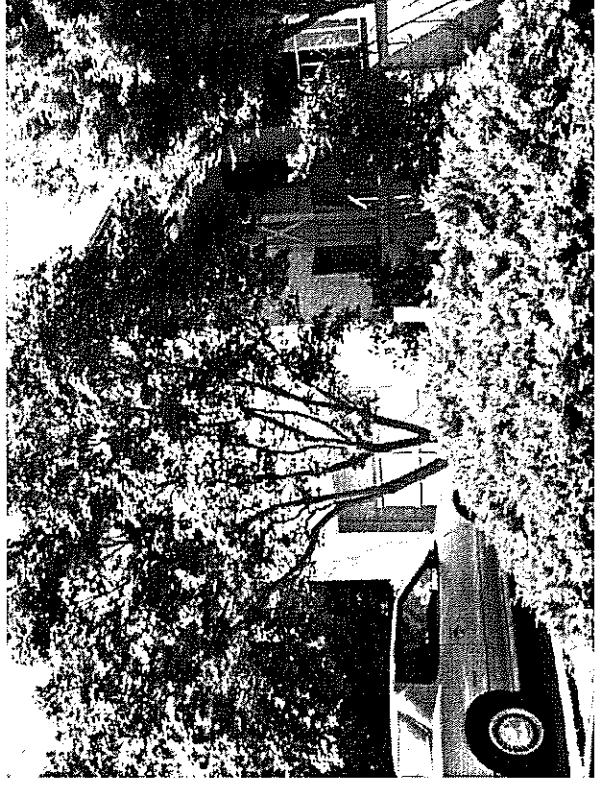
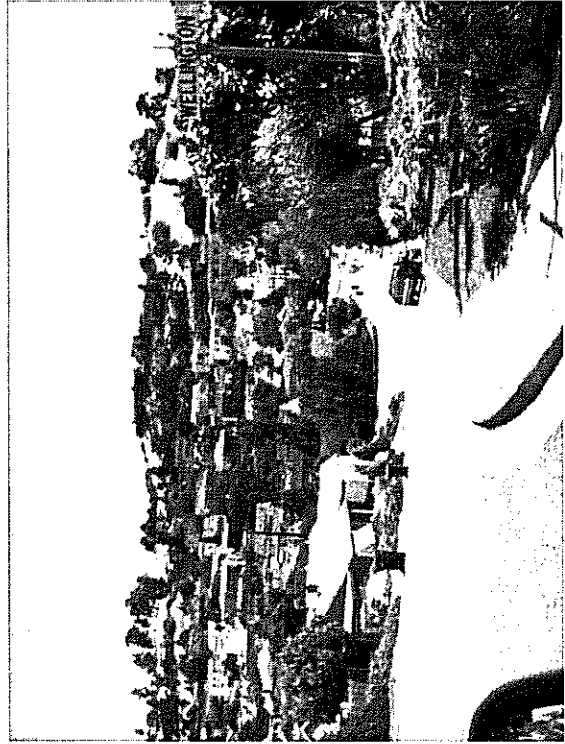
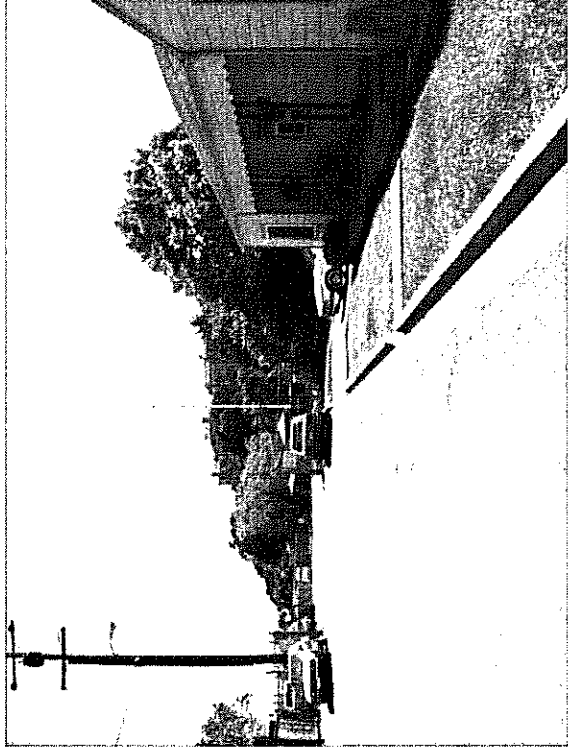
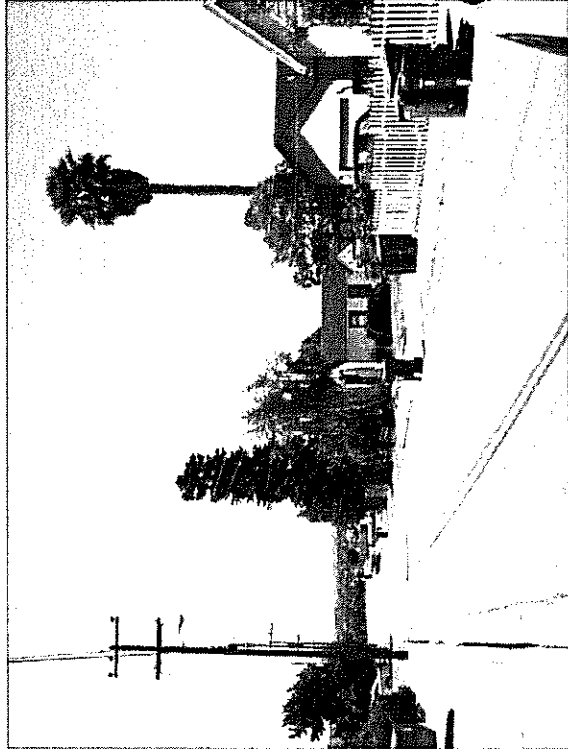


0 0.125 0.25 0.5 Miles

Source: Existing Land Use, Dyett and Blum, 2009;
BART data, Metropolitan Transportation Commission, 2001;
Map base data: Alameda County, 2008

February 17, 2009

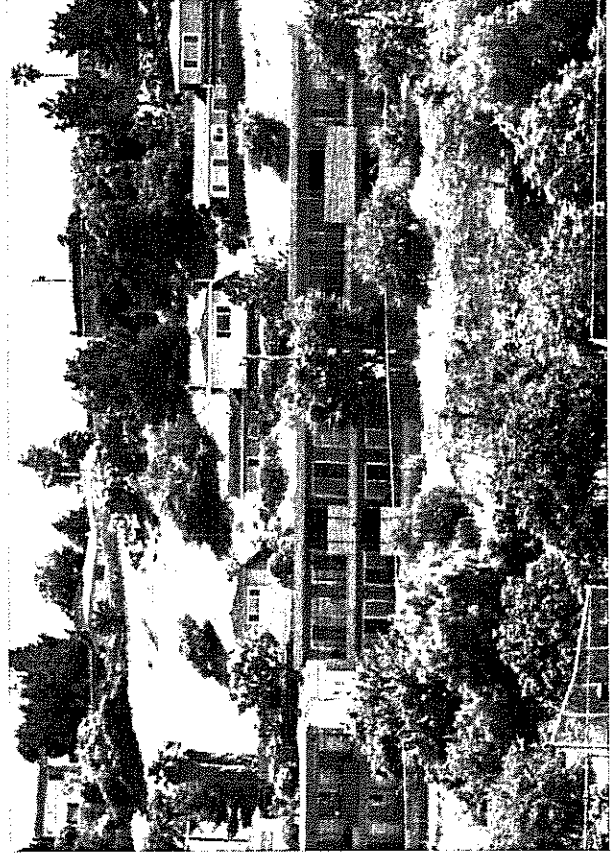
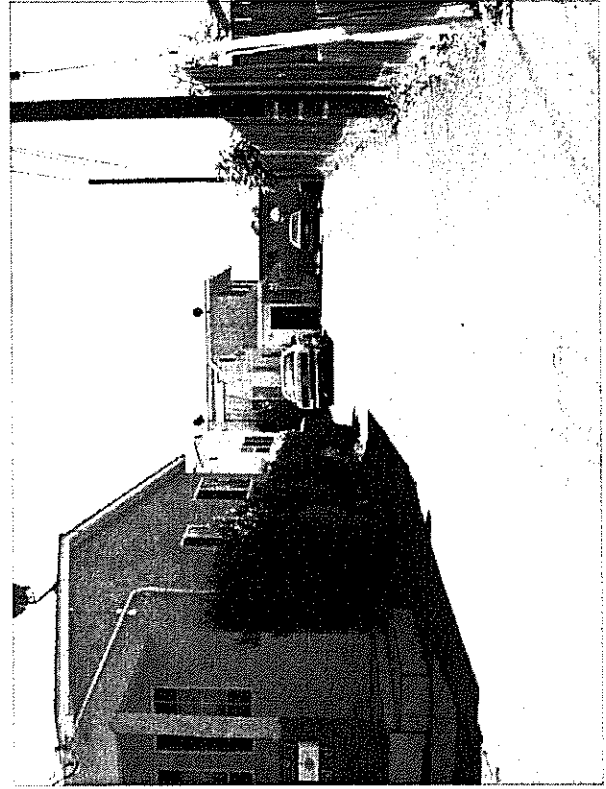
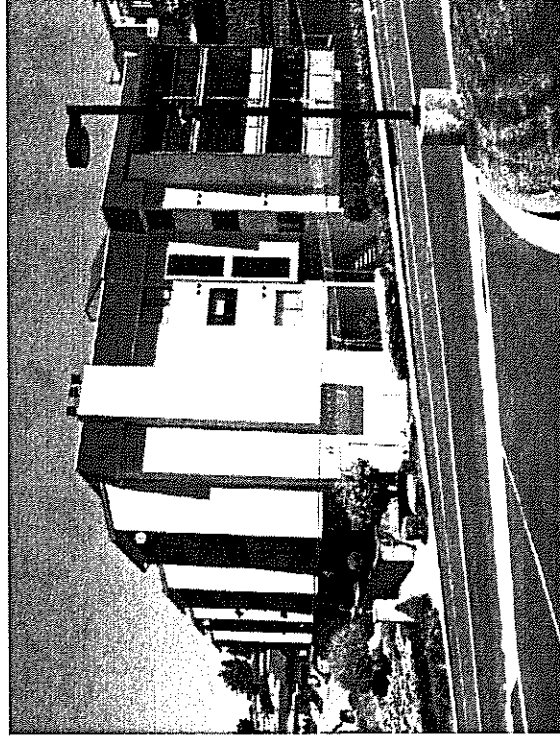
Expanded Planning Area: Single Family Residential Neighborhoods



Expanded Planning Area

Alameda County Community Development Agency

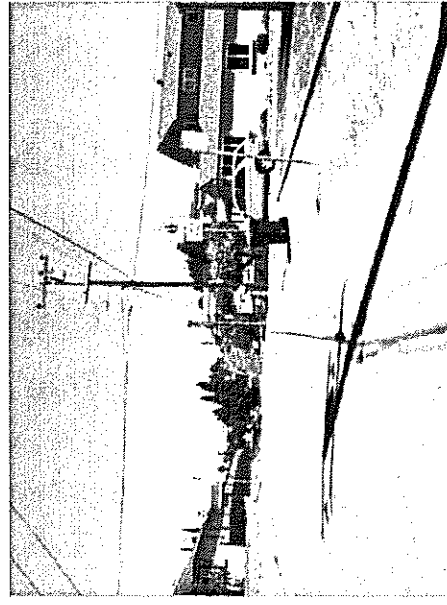
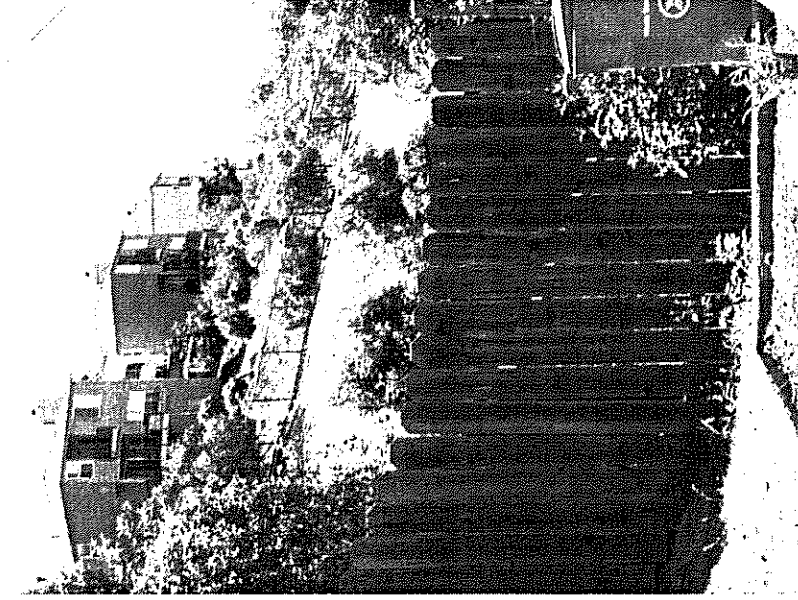
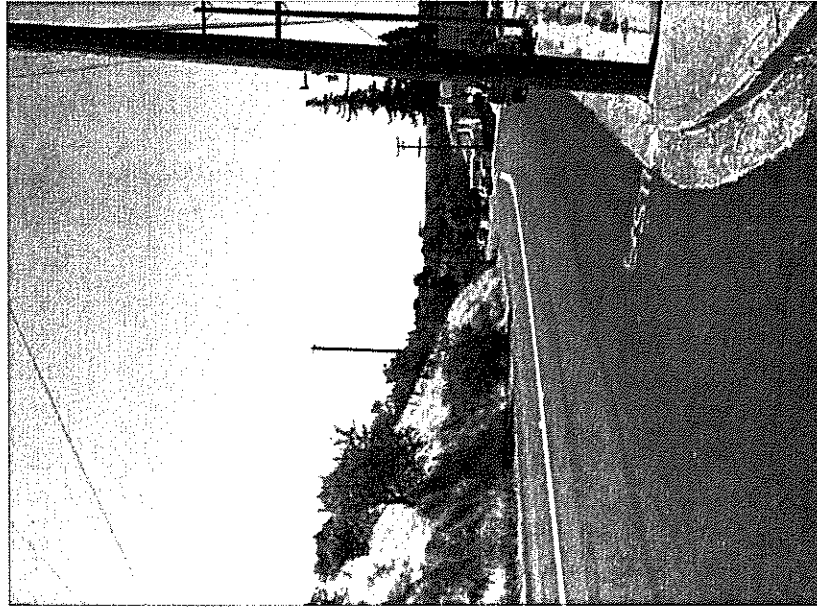
Expanded Planning Area: Multifamily Buildings



Expanded Planning Area

Alameda County Community Development Agency

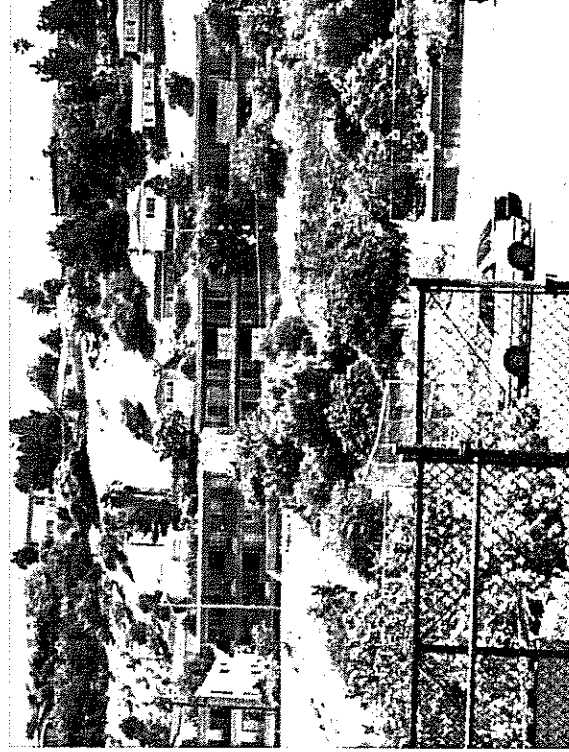
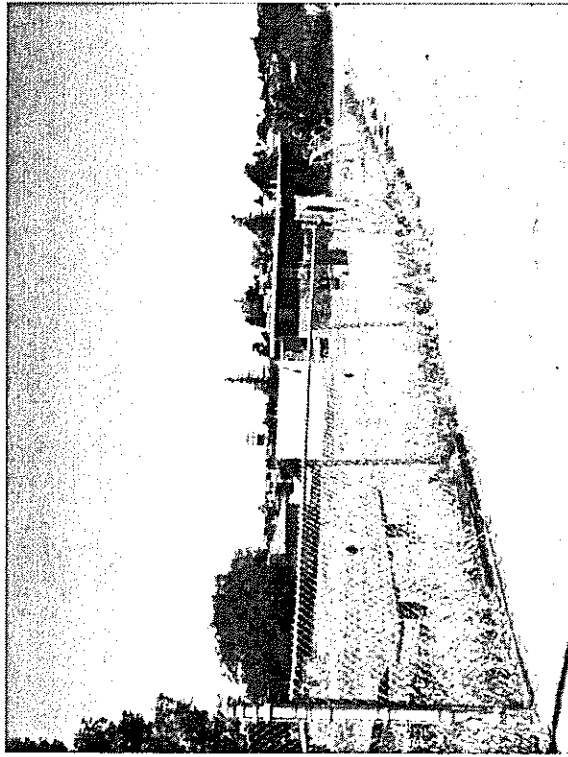
Expanded Planning Area: Hillsides



Expanded Planning Area

Alameda County Community Development Agency

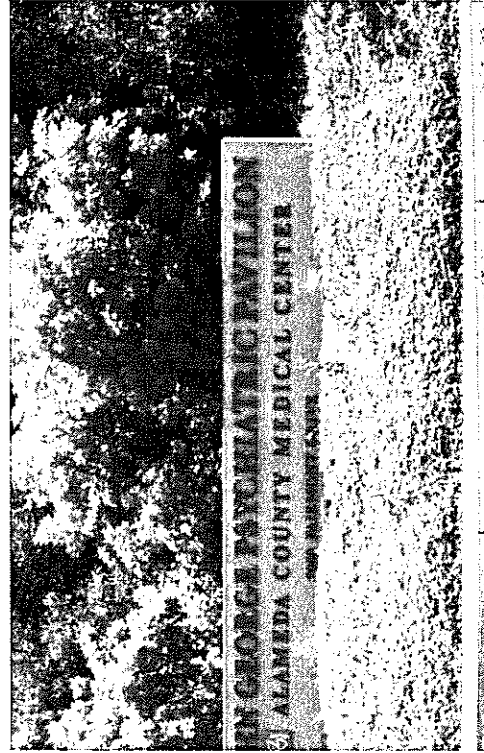
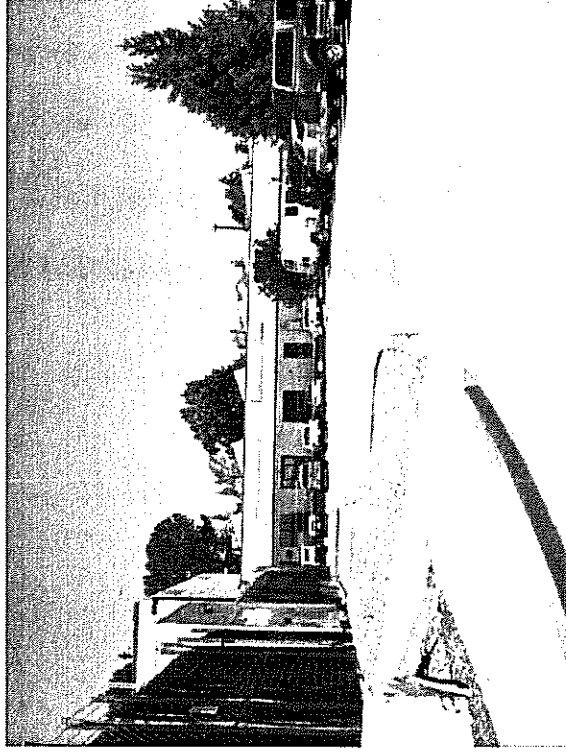
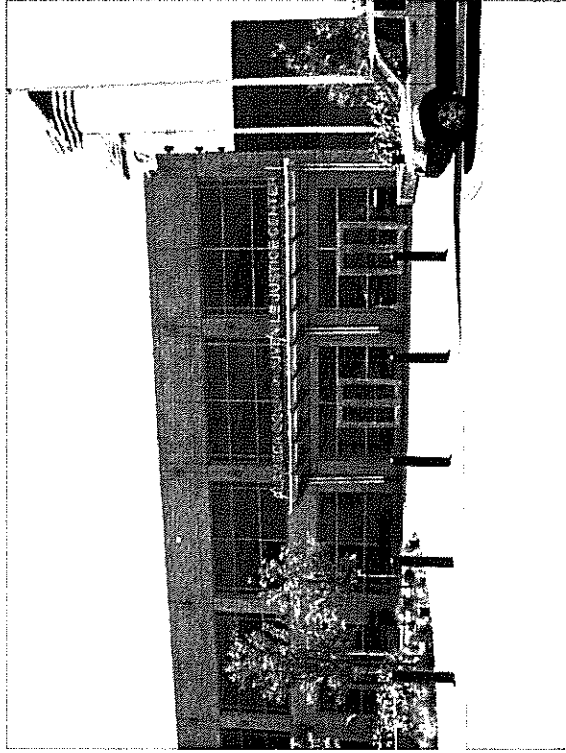
Expanded Planning Area: Development Sites



Expanded Planning Area

Alameda County Community Development Agency

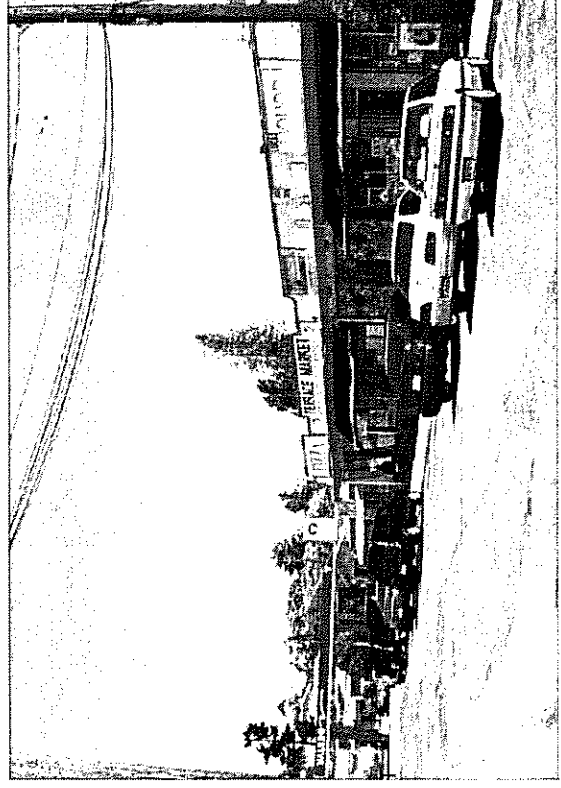
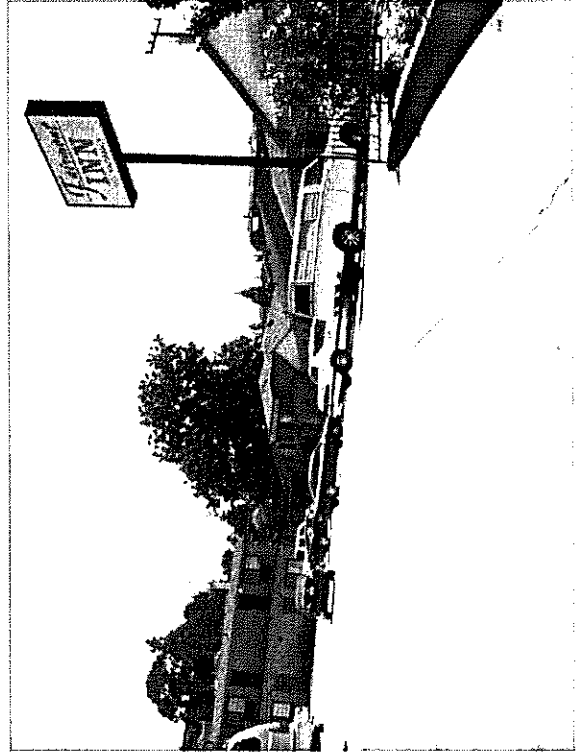
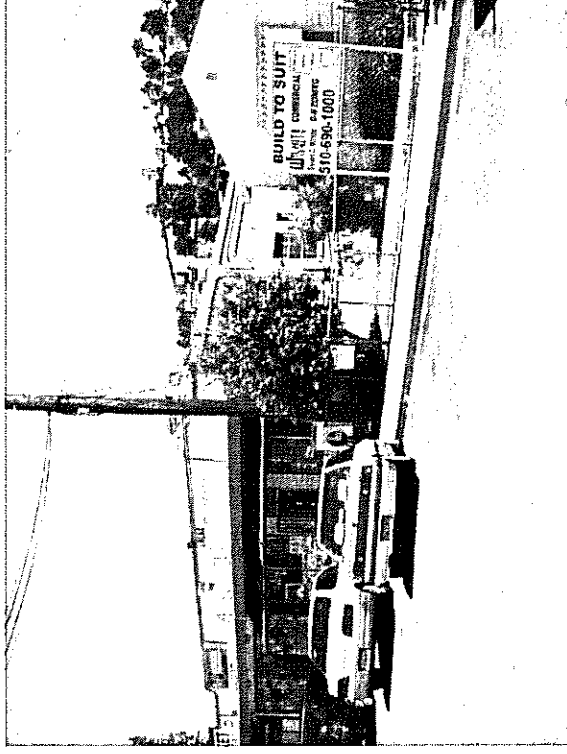
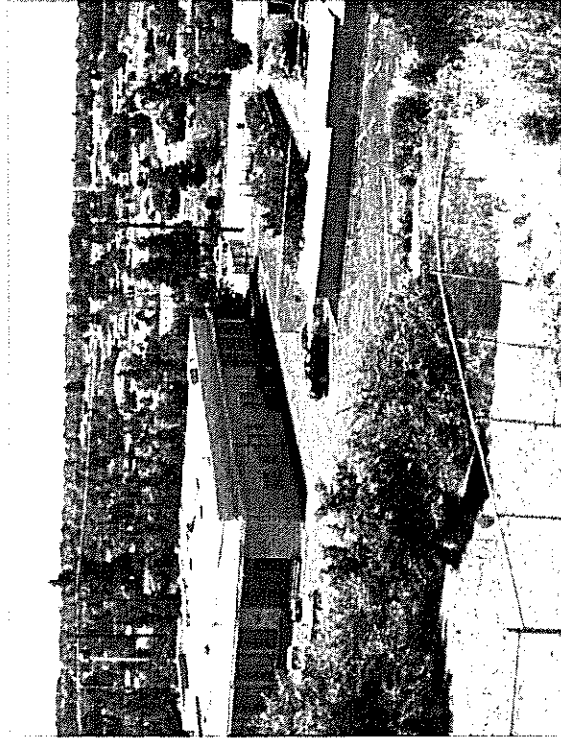
Expanded Planning Area: Fairmont Complex of County Facilities



Expanded Planning Area

Alameda County Community Development Agency

Expanded Planning Area: Foothill Boulevard Corridor



Expanded Planning Area

Alameda County Community Development Agency

Relevant Policies from the Draft CV General Plan

- Hillside Residential
- Residential Project Design Standards
- Parks
- Residential and other Sensitive Land Uses in High Noise Areas

Hillside Residential Policies

Policy 4.2-3

- Establish a new hillside residential zone in areas where there are steep slopes, and/or a high fire hazard due to proximity to regional open space.
- Require lot sizes of between 5,000 and 10,000 sq. ft. in these areas. Establish a sliding scale of lot sizes based on slope.
 - Establish new residential zoning districts for special hillside or creek areas as designated on the General Plan Land Use Map with lot sizes between 20,000 and 40,000 square feet.
 - In the Zoning Code, revise the methodology for calculating height on sloped lots to limit the height of walls relative to the slope, so that building mass steps up or down with the slope of the lot, and there are not tall under-story levels.
 - Establish provisions that allow exceptions to front yard setbacks on steep upslope lots, standards for retaining wall heights, and other provisions specific to hillside areas.
 - Limit lot coverage to minimize water runoff on steep lots.

Hillside Residential Policies

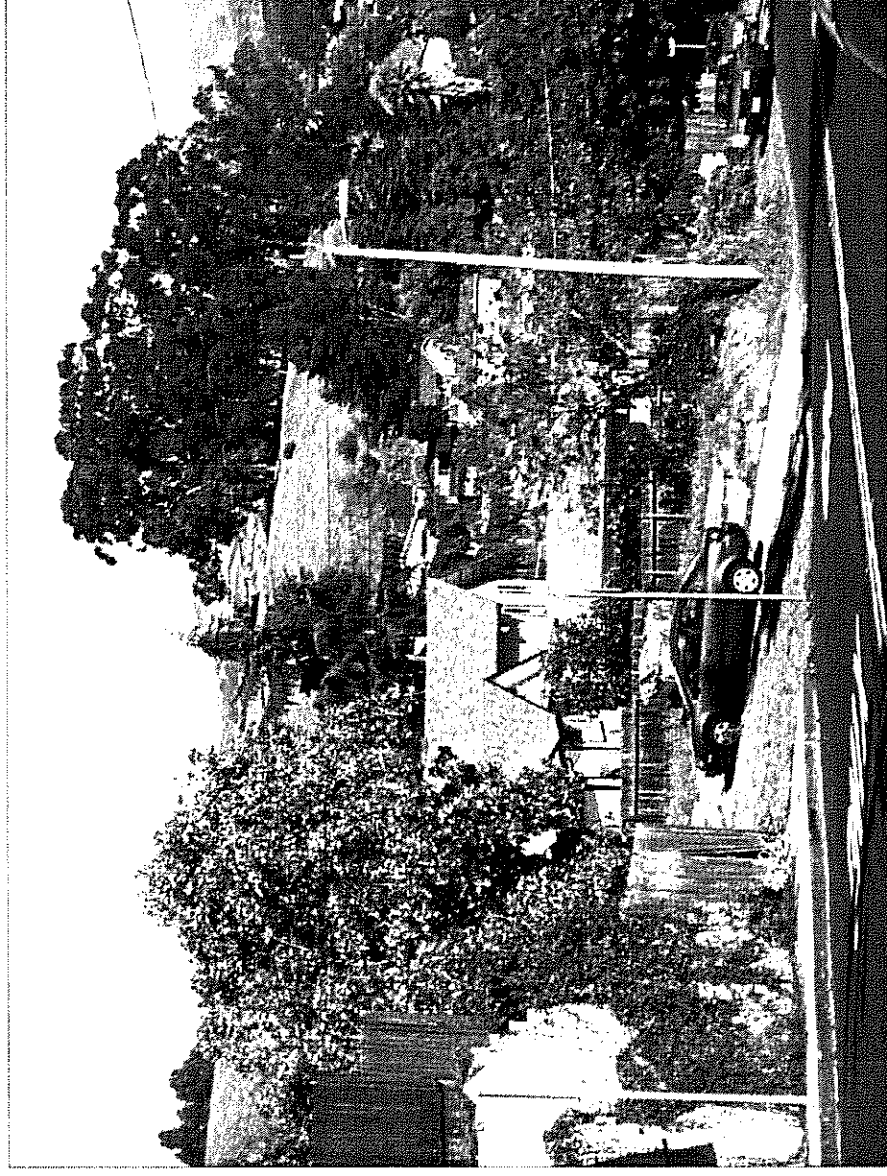
- Action 4.2-2** Establish a new zoning district for Hillside residential that includes new standards and guidelines. Standards added shall include but not be limited to the following:
- Height limits
 - Lot Coverage
 - Fences and Entrances
 - Retaining Walls
- Action 4.2-5** In hillside areas where street widths are substantially below the minimum 20-foot width standard required for emergency access, such as upper Madison avenue/ Common road, one or more of the following requirements should be required to ensure adequate emergency access: sprinklers; turnouts along the paved roadway; additional on-site parking; increased roadway width along the front of the property; and parking restrictions.

Residential Design Standard Policies

- RI standards (New Single Family Homes)
 - shall include but not be limited to the following: lot coverage and/or floor area ratio; limits on garage width; and paving and planting minimums.
- RS standards (New Small Lot Single Family Homes and Townhomes)
 - shall include but not be limited to the following: minimum lot sizes; maximum lot coverage; limits on garage width; size and location of private and common open space; minimum amounts of landscaping within the street facing front yard area; and design of building facades that face streets.
- RLM, RM, and RMX standards (Apartments and Condominiums)
 - shall include but not be limited to: limiting garages and parking areas fronting the street; design strategies to avoid a “box-like” appearance; adequate landscaping in parking areas and at unit entrances; side yard setbacks for taller buildings with primary windows facing the side yard; size and location of private and common open space.

Parks Policies

Action 4.2-2 Work with HARD to develop a new neighborhood park to serve the northwestern part of the Castro Valley Planning Area on the EBMUD property on Sydney Way or a comparable location.



Noise Policies

Policy II-I.1 Avoid siting new noise-sensitive uses in areas with projected noise levels greater than 70 dBA. Where such uses are permitted, require incorporation of mitigation measures to ensure that interior noise levels are acceptable.

Action II-I.1 Require the incorporation of noise mitigation measures in project site planning and design to meet County noise standards, including measures such as:

- orienting building openings, decks, and outdoor open space areas associated with sensitive land uses (residential, schools, hospitals, convalescent homes, parks, etc.) away from I-580 and arterial roads;
- double pane or triple pane windows; and
- construction of perimeter sound walls.

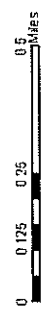
Potential Issues in the Expanded Planning Area

- Noise from Highway 580 - potential impacts on new residential development
- Parks – the area is underserved
- Seismic Hazards – the Hayward fault runs through the area
- Fire Hazards and Emergency Access – some streets are narrow
- Foothill Boulevard – Commercial Corridor – a Redevelopment Area, many buildings have not been renovated in many years
- Specific Development Sites – type and design of new development; existing zoning designation

Expanded Planning Area: Existing Land Use

Castro Valley Expanded Planning Area
Existing Land Use - West

- Residential 0-4 du/acre
- Residential 4-8 du/acre
- Residential 8-12 du/acre
- Residential 12-17 du/acre
- Residential 17-22 du/acre
- Residential 22-29 du/acre
- Residential 29+ du/acre
- Mobile Homes
- General Commercial
- Retail Commercial
- Automotive Commercial
- Mixed Use
- Office
- Medical/Dental
- Public/Institutional
- Park/Open Space
- Other/Unclassified
- Vacant
- Planning Boundary
- BART
- Freeway
- Arterial Streets
- Local Streets



Discussion Questions

1. What do you like best about Castro Valley, and your neighborhood specifically? Be specific about physical location.
2. What are your major issues of concern about the future of Castro Valley, and your neighborhood specifically? Name specific issues and/or locations.
3. What are your top 3 priorities for improvements to Castro Valley, and your neighborhood specifically, over the next 20 years? Attached is the list of priorities from the Draft General Plan, which are based on community feedback.

Top Ten Priorities for Castro Valley

1. Castro Valley Streetscape Improvements.
2. Highly Visible Hillside or Canyon Sites Preserved as Open Space.
3. Enforcement of Zoning and Design Review Regulations, as well as property maintenance requirements.
4. Billboards Eliminated through Buyouts.
5. Neighborhood Commercial Center Sites at Heyer/Center and Lake Chabot Road/Seven Hills Renovated and/or Redeveloped with Mixed Use.
6. Commercial Façade Improvement Program.
7. Revised Subdivision Standards – Lot Size, Private Streets, Landscaping, etc.
8. Residential Design Standards and/or Guidelines.
9. Commercial Design Review Standards and/or Guidelines.
10. New Neighborhood Park in the western area of Castro Valley, and/or in other areas.

Next Steps

- Revise Draft Plan & EIR
- 2nd Community Meeting for Expanded Planning Area
- Review with MAC and Planning Commission
- Public Hearings
- Final Adoption of the General Plan

Next Steps

- More information available at:
www.castrovalleygeneralplan.org

- Contact information:

Alameda County Community Development Agency

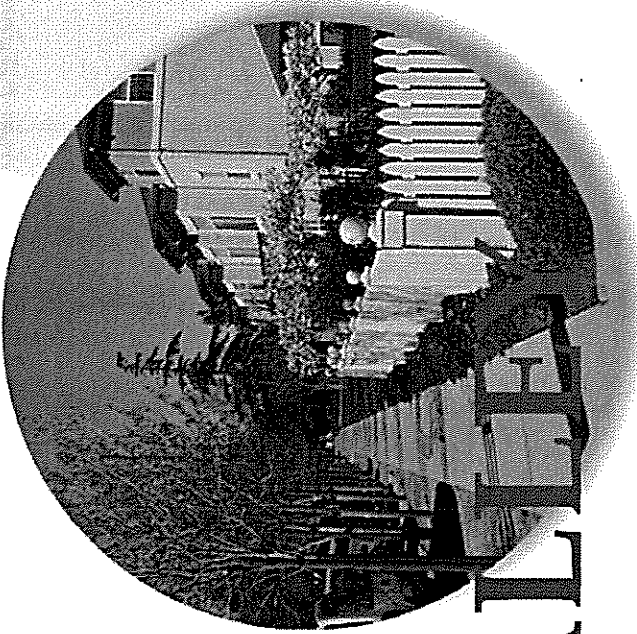
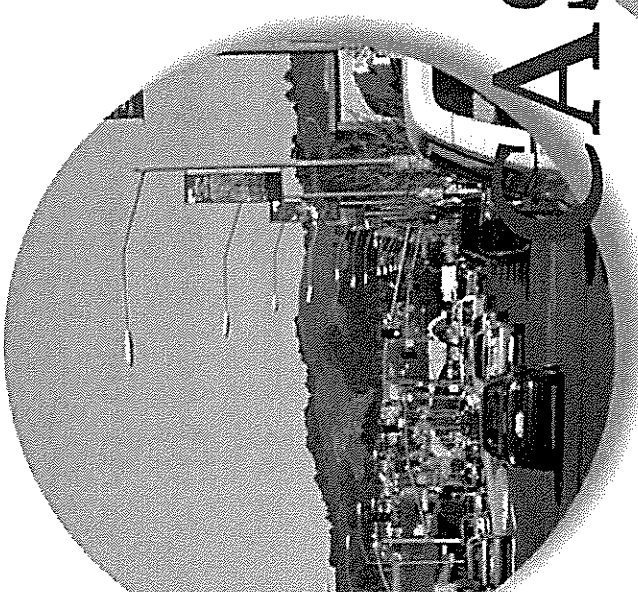
Castro Valley Planning Process

224 West Winton Avenue, Room 110


Hayward, CA 94544

Sonia Urzua, Project Planner

cvplanupdate@acgov.org



CASTRO VALLEY EXPANDED PLANNING AREA



**Castro Valley General Plan
Public Workshop**

Major Initiative to Achieve Castro Valley Vision

1. Valleys, Creeks, Canyons, and Hillsides Preserved
2. Greening Castro Valley
3. Design Standards and Guidelines for New Housing
4. Preserve Resources that embody Castro Valley's Historic Rural Character
5. Traffic Calming
6. Walkable Town Center
7. Beautiful Castro Valley Boulevard
8. New Shops, Restaurants, and Entertainment in Castro Valley
9. Castro Valley Community Center
10. Castro Valley Parks/Recreation Centers
11. Lake Chabot Road Medical District
12. Castro Valley Neighborhood Centers
13. Housing In and Around the Town Center
14. An Improved Look for Castro Valley
15. Enforcement

Things People Like About Castro Valley

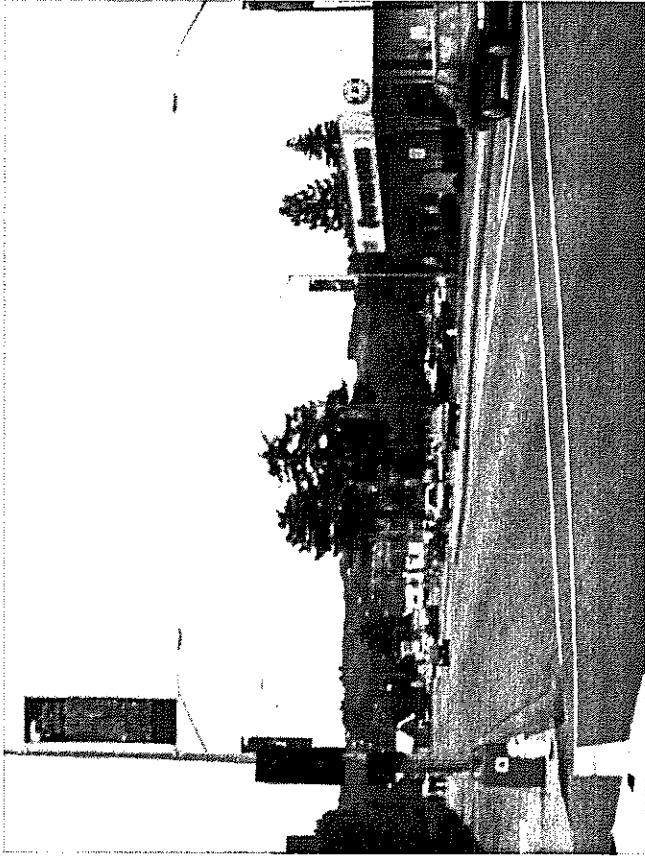
- Hometown feeling
- Residential neighborhoods
- Good schools
- Locally-owned businesses—Ice Creamery, Lucca Deli, Al's Market
- Trader Joe's
- Climate
- Location
- BART



Community Identified Issues & Threats to the Quality of Life

- Cut through traffic
- Over-development
 - Big homes on small lots
 - Ridge-top homes
- Castro Valley Boulevard is unattractive
- Lack of civic center
- South of 580 not in Castro Valley School District

TOP FIVE



Community Issues Identified in Draft General Plan

- Traffic - freeway congestion and cut-through traffic
- Pedestrian and bicycle safety
- Loss of community character due to new development
- Castro Valley Boulevard is unattractive
- Lack of civic center and community facilities.
- South of I-580 not a part of the community
- Lack of quality shops and restaurants



Small Group Discussion Format

- Small discussion groups of 8-10 people, so we can get more in-depth feedback from everyone.
- One group member to take notes.
- Discussion questions for each topic
- Interactive – one topic at a time

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M E M O R A N D U M

To: Sonia Urzua
Liz McElligott

From: Poppy Gilman, Dyett & Bhatia
Vivian Kahn, Kahn/Mortimer/Associates

Re: Castro Valley General Plan - Public Workshop for Expanded Planning Area

Date: March 9, 2009

The January 2007 Draft General Plan will be revised to include El Portal Ridge, the Fairmont Campus, and Hillcrest Knolls. Two meetings have been conducted to gather community input regarding issues related to the three additional neighborhoods that will be included in the updated Castro Valley General Plan. On July 1, 2008, the consultants met with County staff and neighborhood representatives from the expanded planning area to review the planning process and receive comments on the community input process. A public workshop was conducted on February 17, 2009 for members of the community to review work on the General Plan update and to obtain feedback on potential issues and concerns and priorities especially within the three additional areas. The content of both meetings is summarized by the following topics: positive attributes; issues and concerns; priorities; and planning process comments.

ATTRIBUTES OF EXPANDED PLANNING AREA AND CASTRO VALLEY

At the community workshop, participants identified three categories of features that they like about Castro Valley: family-oriented neighborhoods; environment and recreation opportunities; and the small-town, local commercial areas.

Family-Oriented Neighborhoods

Community members at the February workshop identified a variety of attributes that contribute to making Castro Valley's family-oriented neighborhoods one of its best features. Residents from El Portal Ridge and Hillcrest Knolls said their neighborhoods are quiet and feel safe. In addition, these neighborhoods have been fairly stable with few home sales and fewer foreclosures. Therefore, there is a sense of community where neighbors know each other and offer to help each other out when necessary. The presence of children and good quality schools, especially for those in the Castro Valley Unified School District, contribute to the sense of community and were among reasons why people like living in Castro Valley.

Environment and Recreation Opportunities

The natural amenities that surround Castro Valley are also important factors that contribute to the high quality of life that residents enjoy. The natural landscape of hills and valleys help to define the community's special character and provide excellent recreational opportunities. In addition to having views of the San Francisco Bay and hillside open spaces, residents appreciate having good access to

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the Lake Chabot Recreation Area and other parks and trails in the community. It was also noted that the area has reasonably clean air. The preservation of creeks and trees were mentioned as important tasks for the future of Castro Valley.

Small-Town, Local Commercial Areas

Many of the public workshop participants indicated that the small-town, almost rural feel of Castro Valley is another positive attribute. Locally-owned, “mom and pop” businesses, especially on Castro Valley Boulevard, are keys to the overall sense of community. Residents identified the Castro Valley Forum weekly newspaper and the Eden Medical Center as important community resources. Most residents enjoyed being able to shop locally while still having access to the whole Bay Area by car or transit. In the expanded planning area, Foothill Boulevard provides some locally-owned retail uses that some of the workshop participants visit but residents generally preferred shopping on Castro Valley Boulevard.

ISSUES AND CONCERNS

Many issues and concerns were brought up for discussion by the stakeholders and community members at the public workshops. A number of the issues that participants identified are beyond the scope of the County’s jurisdiction and the Castro Valley General Plan. The following summary includes mention of these concerns in order to acknowledge the full discussion.

Service Boundaries & School Sites

While many residents feel that Castro Valley has a good sense of community, several participants expressed the view that the area would feel more cohesive if utility service areas and school district boundaries could be changed to encompass the entire Castro Valley planning area. One workshop participant mentioned that the County should encourage the postal service to consolidate all of Castro Valley into a single zip code area. The idea that all students living in Castro Valley should be able to attend Castro Valley Unified School District (CVUSD) schools is important to many of the workshop attendees. (At present, the planning area is served by four different districts.)

Community members are also concerned about maintaining school sites for educational uses. The San Lorenzo Unified School District is leasing out the former Fairmont Terrace School and the Camelot School leases its site from the CVUSD. It was suggested that if the school district decides to sell the Camelot School site, the parcel should be used as a park if educational purposes cannot be maintained. Because the Castro Valley School District sold the site of the former A.B. Morris Junior High School for residential development, there is no middle school in the western part of Castro Valley.

Circulation & Access

Traffic Problem Areas- Improvements and Calming

A major issue concerning the stakeholders and workshop participants is traffic - problem spots, high volumes and/or high speeds on inappropriate routes. Many Castro Valley roads are used to avoid congestion on I-580 and I-238. Residents from Hillcrest Knolls and El Portal Ridge identified several streets in their part of the planning area where they believe traffic is generally too fast including:

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- Rolando Avenue
- 167th Avenue
- Somerset Avenue
- 164th Avenue/Miramar Avenue
- Crest Avenue

Traffic congestion on Castro Valley Blvd was identified as a problem for many residents through traffic on Crow Canyon Road continues to be an issue. The representative from Supervisor Miley's office mentioned that the plans to improve the Boulevard have been approved and construction should start soon. The plans include two lanes each way with extensive streetscape improvements. Improvements are also planned for Norbridge Avenue.

Other road improvements that were suggested included:

- Installing a traffic light (or other traffic mitigation) near the Neighborhood Church (Cathedral Crossroads) complex on John Drive;
- Moving the U.S. Post Office on Santa Maria Avenue or mitigating its traffic impacts; and,
- Completing construction of the I-580 interchange providing both on- and off-ramps at Redwood Road.

Bus Service

Community members indicate that while public transit services are generally good in Castro Valley, some areas, including Lake Chabot Road, are not adequately served. Workshop participants would like to see increased bus service to: major shopping areas including downtown Castro Valley, PW Market, and Bayfair; the library; and BART.

Sidewalks & Pedestrian Safety

The workshop participants had mixed opinions about sidewalks in the expanded planning area. In general, residents felt that each street should have a consistent solution to providing a safe location for pedestrians. The solution may not be a sidewalk, since many streets are too narrow to accommodate one. The expressed desire is for consistency, in order to limit streets that have small section of sidewalks interspersed along the right-of-way.

One public workshop participant indicated that the County's Pedestrian Master Plan was considered inadequate for the expanded planning area because it does not include specific pedestrian safety projects that are needed in the area, such as a pedestrian crossing at the intersection of 167th and Somerset avenues.

Parks, Open Space, and Creeks

The draft Castro Valley General Plan identified a significant lack of public parks to service the western Castro Valley neighborhoods. This was confirmed by the workshop participants and stakeholders. Certain locations were identified as possible sites for park land:

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- Hillcrest Knolls Park has recently been expanded.
- HARD has evaluated the Camelot School site as a potential neighborhood park.
- Some community members would like to see the GSA communications parcel and the hill-sides of the Fairmont Campus preserved as open space.
- The draft CVGP identified the EBMUD-owned site on Sydney Way as a potential site. However, Measure Q, which would have funded the acquisition of the site was not approved by the voters. A representative from EBMUD indicated that further discussion of this specific site was inappropriate at the public workshop.

One community member recommended that the County work to conserve and rehabilitate the creeks in the Castro Valley area, since the creeks are critical to so many environmental systems. This would include restoring the creeks that have been

Development Standards

Many stakeholders and workshop participants are concerned about the design of new infill development within the neighborhoods and commercial districts of Castro Valley. This is particularly true for the hillside neighborhoods such as those in the expanded planning area. In recent years, residents have seen variances to the existing building standards approved that have resulted in inappropriate development types, such as tall building walls on slopes, inappropriately scaled buildings for the neighborhood, and lack of landscaping. Some of the examples of development that participants didn't like included:

- Single-family home at Lake Chabot and Dominic Court
- Three-unit subdivision on Almond Road;
- Apartments on Wilbeam near BART;
- Single-family homes at the top of John Drive

The hodgepodge of development types is prevalent on Castro Valley Boulevard where residential uses are mixed in with commercial uses. Community members said that the combination of an inappropriate mix of uses, strip malls, and overbuilding is hurting the visual character of Castro Valley. There was also some concern about proposals for residential development and commercial use in the Fairmont campus area.

Workshop participants recommended a variety of development regulations for consideration as part of the County's efforts to create new standards for residential and commercial development. A view ordinance of some sort was suggested to help preserve views of the Bay, hillsides, and creeks. Many residents also requested consistency in the requirement to underground utility lines. Landscaping standards for Foothill Boulevard were recommended to provide more trees and landscaping. One workshop participant requested that the new development standards require native landscaping. Residents of the areas above I-580 also expressed the desire for Caltrans to build new sound walls.

Code Enforcement

Code enforcement and property maintenance is an issue identified by the community members. The areas along Foothill Boulevard are part of a Redevelopment Project Area and have been identified as

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blight. The blighted conditions are evident in the garbage in yards, graffiti, and cars parked on yards. The area near Rolando and Somerset avenues was mentioned as an area that is particularly run-down.

Social Issues

Community members mentioned that they are concerned about the recent increase in crime (bank robberies), gang activities (graffiti), and homeless persons in Castro Valley.

Economic Development & Services

As mentioned above, not many of the public workshop participants shop along Foothill Boulevard regularly. Some participants said they would be more likely to shop locally if the area had better neighborhood commercial uses such as a small grocery store or dry cleaners. Others said that Castro Valley needs more youth activities and places teens can go after school and in evenings, such as live music or karaoke venues and cafes.

One workshop participant mentioned that the schedule for recycling collection is not frequent enough. One of the local service providers only provides collection services every other week, while the other provider comes every week.

PRIORITIES

The next portion of the public workshop was a discussion of the most important priorities for Castro Valley over the next twenty years. The draft General Plan identified the top ten priorities as established as part of the earlier planning process. Participants were asked to rank the priorities and submit them. The tally is listed below the summary of the discussion.

Downtown

The discussion about Downtown Castro Valley centered around two main topics - making the area more accessible by alternative modes of transportation and making the area an identifiable district with small town character. The suggestions to improve Downtown focused on: less traffic by diverting traffic around Downtown and providing more transit options and creating a more pedestrian-friendly urban design. One suggestion included closing Castro Valley Boulevard to car traffic like K Street in Sacramento. Another suggestion was to provide shuttle to Downtown.

A goal that became clear is that community members would like Downtown to be a vital area with new businesses and still maintain the small-town, rural character of the area. Downtown should be maintained and improved without becoming like Hayward.

Environmental Conservation & Open Space Preservation

Conservation of natural resources including open space was discussed as an important priority. Planting more trees and preserving critical habitat and open space (creeks, riparian habitat, Fairmont Ridge, Lake Chabot, and regional parks) are critical components to achieving this. One workshop participant disagreed with the prevailing opinion about the location of open space suggesting that the hillsides should be developed and parks be maintained in the valleys. Water conservation was also mentioned as an important issue for Castro Valley to deal with over the next 20 years.

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Development Standards

Green building standards were recommended to be considered as part of the new development standards being drafted by the County. These standards would promote more transit, native landscaping, and reducing water use.

Other Priorities

Other priorities included rationalizing the service boundaries, building a new middle school to serve western Castro Valley, and meeting the need for more senior housing and assisted living facilities.

Top 10 Priorities for Castro Valley

Workshop participants were asked whether they agreed with how participants ranked priorities for Castro Valley at previous workshops. As shown in the column on the right, the residents who attended this meeting concurred with the top three priorities selected at workshops in 2006 and 2007.

#	Priority	Votes
1	Castro Valley Streetscape Improvements.	7
2	Highly Visible Hillside or Canyon Sites Preserved as Open Space.	13
3	Enforcement of Zoning and Design Review Regulations, as well as property maintenance requirements.	8
4	Billboards Eliminated through Buyouts.	2
5	Neighborhood Commercial Center Sites at Heyer/Center and Lake Chabot Road/Seven Hills Renovated and/or Redeveloped with Mixed Use.	3
6	Commercial Façade Improvement Program.	
7	Revised Subdivision Standards – Lot Size, Private Streets, Landscaping, etc.	4
8	Residential Design Standards and/or Guidelines.	4
9	Commercial Design Review Standards and/or Guidelines.	3
10	New Neighborhood Park in the western area of Castro Valley, and/or in other areas.	4

Other Priorities

The following is a list of other priorities quoted from the handouts that workshop participants returned to the consultant:

- Preserve, protect, and restore natural and culverted creek areas and riparian habitat with a long term vision to restore the creeks and their riparian and aquatic ecosystems
- Noise from 580 freeway
- Reduce noise of 580 freeway
- Green building standards
- Water use and conservation standards

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- Remove eye sores: relocate pole/electrical and telephone lines underground
- Regular traffic/pedestrian studies in hillside neighborhoods circulation
- “Pedestrianized” Castro Valley
- Maintain full length easy access to Castro Valley Blvd and Redwood Road
- Put El Portal Ridge in Castro Valley school district
- Neighborhood schools
- New middle school in western Castro Valley
- Youth entertainment
- Preserve family-owned businesses, maintain, and revamp them
- Include foothill commercial area (with priority number 5)
- Include commercial and residential (with priority number 3)

PLANNING PROCESS

The planning process was discussed at the two meetings to ensure that input from the residents and stakeholders in the expanded planning area is incorporated into the Castro Valley General Plan. It was recommended that the previous General Plans (1961 and 1985) which included El Portal Ridge be reviewed for the existing plans and proposals for the area. The comments on the draft Eden Plan also include ideas for the area.

The next steps include revising the Draft General Plan and preparing the Final EIR. The current Draft Plan and the Draft EIR are available online, and at the Castro Valley Library and the County Planning Department.

APPENDIX C: HOUSING PROGRAMS PROGRESS REPORT

HOUSING PROGRAMS PROGRESS REPORT (2007-2009)

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. (Government Code Section 65583.)

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
<i>Provide Adequate Sites</i>				
Residential Sites Inventory	<ul style="list-style-type: none"> Continue to provide adequate sites to accommodate the County's RHNA of 2,167 units. 	2009-2014	CDA-Planning	Revised as a part of the Housing Element Update. Please refer to Appendix A of the Adopted Housing Element.
Web Based Zoning and Planning Information	<ul style="list-style-type: none"> Provide a centralized, accessible, web based zoning and planning data 	2010	CDA-Planning	In process. Staff must verify the accuracy of the data before it can be made public.
Annual Progress Report	<ul style="list-style-type: none"> Prepare an annual report for submission to State HCD 	2009-2014	CDA-Planning	This document satisfies the requirement.
<i>Assist in the Development of Affordable Housing</i>				
Inclusionary Zoning Ordinance	<ul style="list-style-type: none"> Investigate the feasibility of an Inclusionary Zoning Ordinance. Recommend parameters of an inclusionary Zoning Ordinance 	2011	CDA-Planning	In June 2008, The Alameda County Community Development Agency executed a contract with Vernazza Wolfe and Associates to develop an inclusionary zoning study. This project was halted due to the Recession and resulting reduction in housing production. The state of the economy will determine when this project may be resumed.
Density Bonus Program	<ul style="list-style-type: none"> Revise Chapter 17.56 of the Municipal Code Create brochures and other materials necessary to promote the County's Density Bonus Program to developers. 	2010	CDA-Planning	No activity in 2007, 2008 or 2009.
Secondary Units	<ul style="list-style-type: none"> Promote the Secondary Unit Program to increase public awareness 	Ongoing	CDA-Planning	Staff continues to provide technical assistance to the public.

HOUSING PROGRAMS PROGRESS REPORT (2007-2009)

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
EveryOne Home	<ul style="list-style-type: none"> Prevent homelessness and other housing crises. Increase housing opportunities for the plan's target populations. 	Through 2020	BHCS; CDA-HCD; PHD-OAA; SSA; and the CoC	Participating agencies meet regularly to coordinate efforts.
HIV/AIDS Housing and Services	<ul style="list-style-type: none"> Address the housing and needs of low income people with HIV/AIDS and their families. 	Ongoing	CDA-HCD and the PHD-OAA	Efforts to provide assistance to low-income persons with HIV/AIDS are ongoing. Funded services include: Affordable housing development, tenant-based rental assistance, short-term housing and housing placement.
First Time Homebuyer Resources	<ul style="list-style-type: none"> Provide resources for first time homebuyers 	Ongoing	CDA-HCD	CDA-HCD continues to provide resources to first time homebuyers.
Mortgage Credit Certificate	<ul style="list-style-type: none"> Assist 40 county-wide (5-7 in the unincorporated County) low and moderate income first time homebuyers in the unincorporated areas. 	Ongoing	CDA-HCD	16 Households, 44 people were assisted in 2007. 23 Households, 36 people were assisted in 2008. 39 Households, 61 people were assisted in 2009.
Section 8 Housing Programs	<ul style="list-style-type: none"> Provide rental assistance to 600 extremely low and very low income households in the unincorporated areas during the planning period. 	Ongoing	HACA	Assistance to qualified applicants is ongoing.
Family Self Sufficiency Program (FSS)	<ul style="list-style-type: none"> Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period. 	Ongoing	HACA	Assistance to qualified applicants is ongoing.

HOUSING PROGRAMS PROGRESS REPORT (2007-2009)

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Affordable Housing Development	<ul style="list-style-type: none"> Identify and complete between four to six new affordable housing projects during the planning period 	Ongoing	CDA-HCD and the RDA	HCD completed the substantial rehabilitation of Sienna Point Apartments (112 units), and HCD and the RDA collaborated on the substantial rehabilitation of the Ashland Village (142 units). In total 254 units have been rehabilitated.
<i>Address Governmental Constraints</i>				
Ordinance Review Committee	<ul style="list-style-type: none"> Periodically review proposed changes to the Alameda County Zoning Ordinance to ensure consistency with the Housing Element law and State and Federal fair housing laws. Ensure that County regulations do not unnecessarily constrain housing development 	Ongoing	CDA-Planning	The Ordinance Review Committee last met in 2008. The committee will resume meetings in 2010 as part of the County's Comprehensive Zoning Ordinance Update.
Design Guidelines	<ul style="list-style-type: none"> Establish design review guidelines for new construction and redevelopment projects in the County. 	2010	CDA-Planning	The Design Guidelines project was initiated in 2008. The project is ongoing and final recommendations are expected in 2010.
<i>Conserve and Improve Existing Affordable Housing Stock</i>				
Minor Home Repair	<ul style="list-style-type: none"> Assist 290 lower income households over the planning period. 	Ongoing	CDA-Construction, HCD and RDA	32 projects were completed in 2007. 18 projects were completed in 2008. 18 projects were completed in 2009.
Accessibility Grants	<ul style="list-style-type: none"> Assist 17 households over the planning period. 	Ongoing	CDA-Construction, HCD and RDA	2 projects were completed in 2007. 4 projects were completed in 2008. 6 projects were completed in 2009.
Curb Appeal/Paint Grants	<ul style="list-style-type: none"> Assist 116 lower income households over the planning period. 	Ongoing	CDA-Construction, HCD and RDA	9 projects were completed in 2007. 5 projects were completed in 2008. 7 projects were completed in 2009.
Rehabilitation Loans	<ul style="list-style-type: none"> Assist 56 homeowners during the planning period 	Ongoing	CDA-Construction, HCD and RDA	6 projects were completed in 2007. 8 projects were completed in 2008. 6 projects were completed in 2009.

HOUSING PROGRAMS PROGRESS REPORT (2007-2009)

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Foreclosure Prevention	<ul style="list-style-type: none"> • Provide up to date information about avoiding and dealing with foreclosure. 	Ongoing	CDA-HCD	HCD continues to provide links on their website to foreclosure prevention resources.
Graffiti Abatement	<ul style="list-style-type: none"> • Provide removal of graffiti from commercial, residential, and public properties. 	Ongoing	RDA	The Redevelopment Agency currently partners with the Public Works Agency to provide a graffiti abatement program to assist in elimination of graffiti throughout all the Redevelopment Project Areas. The program provides free graffiti removal for businesses and residents for private properties located within the Project Areas. The contractor also drives a regular route to proactively remove graffiti and identify additional locations for removal.

HOUSING PROGRAMS PROGRESS REPORT (2007-2009)

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Neighborhood Stabilization Program (NSP)	<ul style="list-style-type: none"> Purchase and rehabilitate 25 foreclosed properties during the planning period. 	2009-2014	CDA-HCD	<p>In 2008, the Alameda County's Housing and Community Development Department received an allocation of \$2.1 million in NSP funds from the U.S. Department of Housing and Urban Development (HUD) to address the problem of abandoned and foreclosed homes.</p> <p>HCD issued a competitive Request for Proposals in spring, 2009 for the acquisition and rehabilitation of foreclosed single-family and multifamily properties and selected Hallmark Community Solutions to implement the NSP1 grant in the approved census tracts in Unincorporated Alameda County. The Board of Supervisors approved a Program Agreement with Hallmark Community Solutions in late summer, 2009.</p> <p>In 2009, a second round of NSP funds was made available via a competitive grant from HUD. The County submitted their proposal to HUD in July 2009, with a response expected in 2010.</p>
Lead Based Paint Program	<ul style="list-style-type: none"> Prevent childhood lead poisoning and other health-related environmental problems 	Ongoing	ACLPPP	ACLPPP continues to provide assistance to property owners, tenants, and contractors on lead poisoning prevention.

HOUSING PROGRAMS PROGRESS REPORT (2007-2009)

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Code Enforcement	<ul style="list-style-type: none"> Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations 	Ongoing	CDA-Planning, Code Enforcement Division	The Code Enforcement Division investigates complaints relating to the Neighborhood Preservation, Junk Vehicle and Zoning Ordinances. In 2007 they investigated 1860 cases, 1,943 in 2008, and 1,969 in 2009.
<i>Preserve Affordable Housing at Risk of Conversion</i>				
Preservation of At Risk Housing	<ul style="list-style-type: none"> Maintain a database of subsidized housing units in order to monitor the status of units at risk of conversion Pursue funding from private, State and Federal programs to assist in preserving at risk housing 	Ongoing	CDA-HCD and RDA	Staff continues to maintain the database of at risk units, and continues to pursue funding to support affordable housing preservation.
Condominium Conversion	<ul style="list-style-type: none"> Continue to enforce the Condominium Conversion Guidelines 	Ongoing	CDA-Planning, PWA-Development Services	Applications to convert a 3 unit, 4 unit and 13 unit apartment dwelling to condominiums were approved in 2007 (PM-9676, PM-8558 and TR-7663). Applications to convert a duplex and a 7 unit apartment to condominiums were approved 2008 (PM-9534 and TR-7928). An application to convert a 4 unit dwelling was approved in 2009 (PM-9438).
<i>Promote Equal Housing Opportunities</i>				
Fair Housing Services	<ul style="list-style-type: none"> Reduce housing discrimination through the provision of fair housing and landlord/tenant services 	Ongoing	CDA-HCD	HCD continues to provide funding to support fair housing counseling and mediation services. 667 units of service were provided to 375 individuals during FY07-FY09 (FY 2009 ends June 30, 2010).

HOUSING PROGRAMS PROGRESS REPORT (2007-2009)

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
<i>Environmental Sustainability</i>				
Green Building Ordinance	<ul style="list-style-type: none"> Adopt and enact a Green Building Ordinance 	2009	CDA-Planning	The Ordinance was adopted by the Board of Supervisors in 2009.
Climate Action Team/Action Plan	<ul style="list-style-type: none"> Develop a climate action plan in 2010 Convene countywide events to discuss and disseminate information about the causes of climate change and strategies to reverse its affects 	Ongoing	Alameda County CDA, General Services Agency (GSA), Public Works Agency (PWA), and Stopwaste.org	The County is engaged in developing strategies to reduce climate change internally and externally. A draft Community Climate Action Plan has been produced and public meetings on the issue are in process.
StopWaste.org	<ul style="list-style-type: none"> Provide strategic planning, research, education and technical assistance to the public, businesses and local governments on waste reduction 	Ongoing	StopWaste.org	Stopwaste.org is active in efforts to reduce waste throughout the County.
Mixed Use and Transit Oriented Developments	<ul style="list-style-type: none"> Develop programs to promote mixed use and transit oriented developments Investigate incentives to support mixed use and transit oriented developments 	Adopt Plans in 2009; program development 2010	CDA-Planning	In process. The Eden Area Plan was approved in March 2010, and the Castro Valley Plan is moving towards adoption.

APPENDIX D: BUILDING DATA 2007, 2008, AND 2009

Housing Element Implementation-2007

(CCR Title 25 §6202)

Jurisdiction County of Alameda
Reporting Period 1-Jan-07 - 31-Dec-07

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										
1	2	3	4			5	5a	6		8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Income			Total Units per Project	Est. # Infill Units*	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income			Assistance Programs for Each Development	Deed Restricted Units	
Kent Gardens	5+	R	84			84		HUD 202/ HOME/ Fund		
158 Medford Ave	SU	O		1		1				
17609 Almond Rd.	SU	O		1		1				
752 Bockman Rd.	SU	O		1		1				
3079 Massachusetts St.	SU	O		1		1				
19347 Santa Maria Ave.	SU	O		1		1				
5363 Camino Alta Mira	SU	O		1		1				
9295 Tesla Rd.	MH	O		1		1				
10072 Cull Canyon Rd.	MH	O		1		1				
(9) Total of Moderate and Above Moderate from Table A3			84	8	56	70	126			
(10) Total by income Table A/A3			84	8	56	70	218			
(11) Total Extremely Low-Income Units*										

* Note: These fields are voluntary

Housing Element Implementation-2007

(CCR Title 25 §6202)

Jurisdiction County of Alameda
Reporting Period 1-Jan-07 - 31-Dec-07

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk		114		114	The County partnered with a private entity, Dawson Holdings, Inc. to acquire and to substantially rehabilitate the Sienna Point/Park Hill apartment complex in 2007. The units are restricted to very-low and low income households for a 55 year period. The project was funded via HOME, Trust Fund, LIHTF, and Municipal Bond.
(3) Acquisition of Units				0	
(5) Total Units by Income	0	114	0	114	

* Note: This field is voluntary

Housing Element Implementation-2007 (CCR Title 25 §6202)

Jurisdiction	County of Alameda
Reporting Period	1-Jan-07 - 31-Dec-07

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. - 4 Units	2 3. Units	5+	4. Second Unit	5. Mobile Homes	6. Total
No. of Units Permitted for Moderate	37	8	10			1	56
No. of Units Permitted for Above Moderate	70						70

Note: Affordability determinations were made using the actual sale price or sales of comparable properties in the area and State Income categories by household. A 10-20% downpayment and a 30 year fixed rate loan @ 6.5%, plus anticipated property taxes and insurance were used to create an estimate of the total monthly housing expense. The maximum household size was based upon the maximum number of persons per bedrooms permitted by HUD standards. Monthly housing expenses that were equal to or less than 30% of the income of a moderate-income household were placed in the "moderate category", the others above moderate.

Housing Element Implementation-2007 (CCR Title 25 §6202)

Jurisdiction	County of Alameda
Reporting Period	1-Jan-07 - 31-Dec-07

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued/Finaled by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009															Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9											
Very Low	Deed Restricted	199																199	337		
	Non-deed restricted																				
Low	Deed Restricted	151																151	181		
	Non-deed restricted	8																8			
Moderate	Deed Restricted																		336		
	Non-deed restricted	64																64			
Above Moderate		98																98	793		
Total RHNA by COG.																					
Enter allocation number:		520																520	1,647		
Total Units																					
Remaining Need for RHNA Period																					

Note: units serving extremely low-income households are included in the very low-income permitted units totals. Per Housing Element law, units that were built, under construction, or approved since January 1, 2007 have been included in the totals. The totals do not include pending projects for which entitlements have been received, but no building permit has been issued.

Housing Element Implementation-2008

(CCR Title 25 §6202)

Jurisdiction	County of Alameda
Reporting Period	1-Jan-08 - 31-Dec-08

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions			
22469 Eden Canyon Rd.	SU	O		1			1						
17671 Grant Line Rd.	MH	O		1			1						
1100 Manning Rd.	MH	O		1			1						
(9) Total of Moderate and Above Moderate from Table A3							51						
(10) Total by income Table A/A3							54						
(11) Total Extremely Low-Income Units*													

* Note: These fields are voluntary

Housing Element Implementation-2008

(CCR Title 25 §6202)

Jurisdiction	County of Alameda
Reporting Period	1-Jan-08 - 31-Dec-08

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk		20	122	142	In 2008, the County partnered with non-profit developer Eden Housing, Inc. for the substantial rehabilitation 142 units in the Ashland Village Apartment Complex. The complex had been in danger of losing its affordability covenants. Eden Housing has agreed to restrict 142 units at levels affordable to low and very low income households for 55 years.
(3) Acquisition of Units				0	
(5) Total Units by Income	0	20	122	142	

* Note: This field is voluntary

Housing Element Implementation-2008

(CCR Title 25 §6202)

Jurisdiction	County of Alameda
Reporting Period	1-Jan-08 - 31-Dec-08

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total
No. of Units Permitted for Moderate	6	9				15
No. of Units Permitted for Above Moderate	32	4				36

Note: Affordability determinations were made using the actual sale price or sales of comparable properties in the area and State Income categories by household. A 10-20% downpayment and a 30 year fixed rate loan @ 6.5%, plus anticipated property taxes and insurance were used to create an estimate of the total monthly housing expense. The maximum household size was based upon the maximum number of persons per bedrooms permitted by HUD standards. Monthly housing expenses that were equal to or less than 30% of the income of a moderate-income household were placed in the "moderate category", the others above moderate.

Housing Element Implementation-2008

(CCR Title 25 §6202)

Jurisdiction	County of Alameda
Reporting Period	1-Jan-08 - 31-Dec-08

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued/Finaled by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	199	22								221	315
	Non-deed restricted											
Low	Deed Restricted	151	85								236	93
	Non-deed restricted	8	3								11	
Moderate	Deed Restricted											321
	Non-deed restricted	64	15								79	
Above Moderate		98	36								134	757
Total RHNA by COG. Enter allocation number:		520	161								681	1,486
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals. Per Housing Element law, units that were built, under construction, or approved since January 1, 2007 have been included in the totals. The totals do not include pending projects for which entitlements have been received, but no building permit has been issued.

Housing Element Implementation-2009

(CCR Title 25 §6202)

Jurisdiction	County of Alameda
Reporting Period	1-Jan-09 - 31-Dec-09

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8		
			Affordability by Household Incomes										
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
3572 Somerset Ave.	SU	O		1			1						
2776 B Sydney Way	SU	O		1			1						
9011 Lupin Way	MH	O		1			1						
(9) Total of Moderate and Above Moderate from Table A3 ▶▶▶													

* Note: These fields are voluntary

Housing Element Implementation-2009

(CCR Title 25 §6202)

Jurisdiction	County of Alameda
Reporting Period	1-Jan-09 - 31-Dec-09

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Housing Element Implementation-2009

(CCR Title 25 §6202)

Jurisdiction	County of Alameda
Reporting Period	1-Jan-09 - 31-Dec-09

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total
No. of Units Permitted for Moderate	10		10			20
No. of Units Permitted for Above Moderate	14					14

Note: Affordability determinations were made using the actual sale price or sales of comparable properties in the area and State Income categories by household. A 10-20% downpayment and a 30 year fixed rate loan @ 6.5%, plus anticipated property taxes and insurance were used to create an estimate of the total monthly housing expense. The maximum household size was based upon the maximum number of persons per bedrooms permitted by HUD standards. Monthly housing expenses that were equal to or less than 30% of the income of a moderate-income household were placed in the "moderate category", the others above moderate.

Housing Element Implementation-2009

(CCR Title 25 §6202)

Jurisdiction County of Alameda
Reporting Period 1-Jan-09 - 31-Dec-09

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued/Finaled by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
	Deed	199	22								221	315
Very Low	Restricted Non-deed restricted											
	Deed	151	85								236	90
Low	Restricted Non-deed restricted	8	3	3							14	
	Deed											
Moderate	Restricted Non-deed restricted	64	15	20							99	301
	Deed	98	36	14							148	743
Above Moderate												
Total RHNA by COG. Enter allocation number:		520	161	37							718	1,449
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals. Per Housing Element law, units that were built, under construction, or approved since January 1, 2007 have been included in the totals. The totals do not include pending projects for which entitlements have been received, but no building permit has been issued.

APPENDIX E: HUD INCOME LIMITS 2007, 2008 AND 2009

2007 HUD Income Limits for the Oakland PMSA

Persons in Household	Extremely Low (30% AMI)	Very Low (50% AMI)	Low (80% AMI)	Median (100% AMI)	Moderate (120% AMI)
1	\$17,600	\$29,350	\$46,350	\$58,700	\$70,400
2	\$20,100	\$33,500	\$53,000	\$67,000	\$80,500
3	\$22,650	\$37,700	\$59,600	\$75,400	\$90,500
4	\$25,150	\$41,900	\$66,250	\$83,800	\$100,600
5	\$27,150	\$45,250	\$71,550	\$90,500	\$108,600
6	\$29,150	\$48,600	\$76,850	\$97,200	\$116,700
7	\$31,200	\$51,950	\$82,150	\$103,900	\$124,700
8	\$33,200	\$55,300	\$87,450	\$110,600	\$132,800

Source: HUD User Data

2008 HUD Income Limits for the Oakland PMSA

Persons in Household	Extremely Low (30% AMI)	Very Low (50% AMI)	Low (80% AMI)	Median (100% AMI)	Moderate (120% AMI)
1	\$18,100	\$30,150	\$46,350	\$60,300	\$72,300
2	\$20,700	\$34,450	\$53,000	\$68,900	\$82,600
3	\$23,250	\$38,750	\$59,600	\$77,500	\$93,000
4	\$25,850	\$43,050	\$66,250	\$86,100	\$103,300
5	\$27,900	\$46,500	\$71,550	\$93,000	\$111,600
6	\$30,000	\$49,950	\$76,850	\$99,900	\$119,800
7	\$32,050	\$53,400	\$82,150	\$106,800	\$128,100
8	\$34,100	\$56,850	\$87,450	\$113,700	\$136,400

Source: HUD User Data

2009 HUD Income Limits for the Oakland PMSA

Persons in Household	Extremely Low (30% AMI)	Very Low (50% AMI)	Low (80% AMI)	Median (100% AMI)	Moderate (120% AMI)
1	\$18,750	\$31,250	\$46,350	\$62,500	\$75,000
2	\$21,450	\$35,700	\$53,000	\$71,450	\$85,700
3	\$24,100	\$40,200	\$59,600	\$80,350	\$96,450
4	\$26,800	\$44,650	\$66,250	\$89,300	\$107,150
5	\$28,950	\$48,200	\$71,550	\$96,450	\$115,700
6	\$31,100	\$51,800	\$76,850	\$103,600	\$124,300
7	\$33,250	\$55,350	\$82,150	\$110,750	\$132,850
8	\$35,400	\$58,950	\$87,450	\$117,900	\$141,450

Source: HUD User Data